



**Final**

## **UPDATED COMMUNITY RELATIONS PLAN**

**FORMER MARINE CORPS AIR STATION  
EL TORO, CALIFORNIA**

**August 2005**

Prepared for:

**Base Realignment and Closure  
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ACRONYMS/ABBREVIATIONS

BCT	BRAC Cleanup Team
BNI	Bechtel National, Inc.
BRAC	Base Realignment and Closure
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act of 1980
CLEAN	Comprehensive Long-Term Environmental Action Navy
CTO	contract task order
DoD	(United States) Department of Defense
DON	Department of the Navy
DRMO	Defense Reutilization and Marketing Office
DTSC	(California Environmental Protection Agency) Department of Toxic Substances Control
FFA	Federal Facility Agreement
FOSL	finding of suitability to lease
FOST	finding of suitability to transfer
HRA	Historical Radiological Assessment
IRP	Installation Restoration Project
JEG	Jacobs Engineering Group Inc.
MCAS	Marine Corps Air Station
MEC	munitions and explosives of concern
Navy	Department of the Navy
OU	operable unit
PCB	polychlorinated biphenyl
PCE	tetrachloroethene
RAB	Restoration Advisory Board
RCRA	Resource Conservation and Recovery Act
RWQCB	(California) Regional Water Quality Control Board
SWDIV	Southwest Division Naval Facilities Engineering Command
TCE	trichloroethene
U.S. EPA	United States Environmental Protection Agency
VOC	volatile organic compound

Acronyms/Abbreviations

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Section 1  
INTRODUCTION

This Community Relations Plan describes a comprehensive community relations program being conducted by the Department of the Navy (Navy) in conjunction with the Installation Restoration Program investigation and environmental cleanup activities at the Former Marine Corps Air Station (MCAS) El Toro. The Installation Restoration Program is a Department of Defense (DoD) program for the identification, investigation, and cleanup of hazardous waste resulting from past activities on military bases. The purpose of the Community Relations Plan is to:

- identify concerns the community may have regarding cleanup efforts and
- determine the best methods for conducting and enhancing communication between the Navy and local community.

This document updates the initial Community Relations Plan developed in 1991 and subsequent updates in 1993 and 1996 (BNI 1996a). This update provides an overview of the issues affecting the local community and describes how the Navy is working with the public to enhance two-way communication to address these issues. The community, as defined in United States Environmental Protection Agency (U.S. EPA) community relations guidance and throughout this document, is made up of the various publics who express a continuing interest and are the most concerned about a site. Of key concern are issues of health and safety or perceived possible economic loss.

The Navy is the lead federal agency responsible for implementing the Community Relations Program detailed in this plan. The Navy is assisted in this effort by the U.S. EPA (the lead regulatory agency responsible for overseeing the investigation and cleanup), the California Environmental Protection Agency Department of Toxic Substances Control (DTSC), and the California Regional Water Quality Control Board (RWQCB) Santa Ana Region. The Community Relations Plan has been developed in accordance with federal requirements outlined in the National Oil and Hazardous Substances Pollution Contingency Plan (1990), the *California Health and Safety Code*, the U.S. EPA's Superfund Community Relations Handbook (U.S. EPA 2002), and the DTSC Public Participation and Procedures Manual (DTSC 2001). Appendix A provides additional information on the regulatory background and requirements.

**Synopsis of Key Sections**

Section 1 – Introduction: provides key project contacts, background of Former MCAS El Toro, and a description of local communities located near the former station.

Section 2 – Community Involvement and Issues: covers the history of community involvement and community relations activities used for the MCAS El Toro community relations program. The effectiveness of the program in regard to each of these activities is presented along with results from community surveys and discussions with community members. Recommendations from the community are also presented.



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Section 3 – Community Relations Program: outlines the objectives of the program and presents public participation requirements that form the basis of the program. The specific community relations activities designated for use in the MCAS El Toro community relations program from this point on are briefly described.

Section 4 – Site Descriptions and Investigations: provides readers with an overview of environmental investigation and cleanup activities undertaken at Former MCAS El Toro. It focuses on the Installation Restoration Program sites.

Section 5 – Transfer of Station Property: describes the process and current status of transferring property for reuse.

The following individuals or those listed in Appendix B may be contacted for more information regarding this document, the Installation Restoration Program, and the Former MCAS El Toro Community Relations Program.

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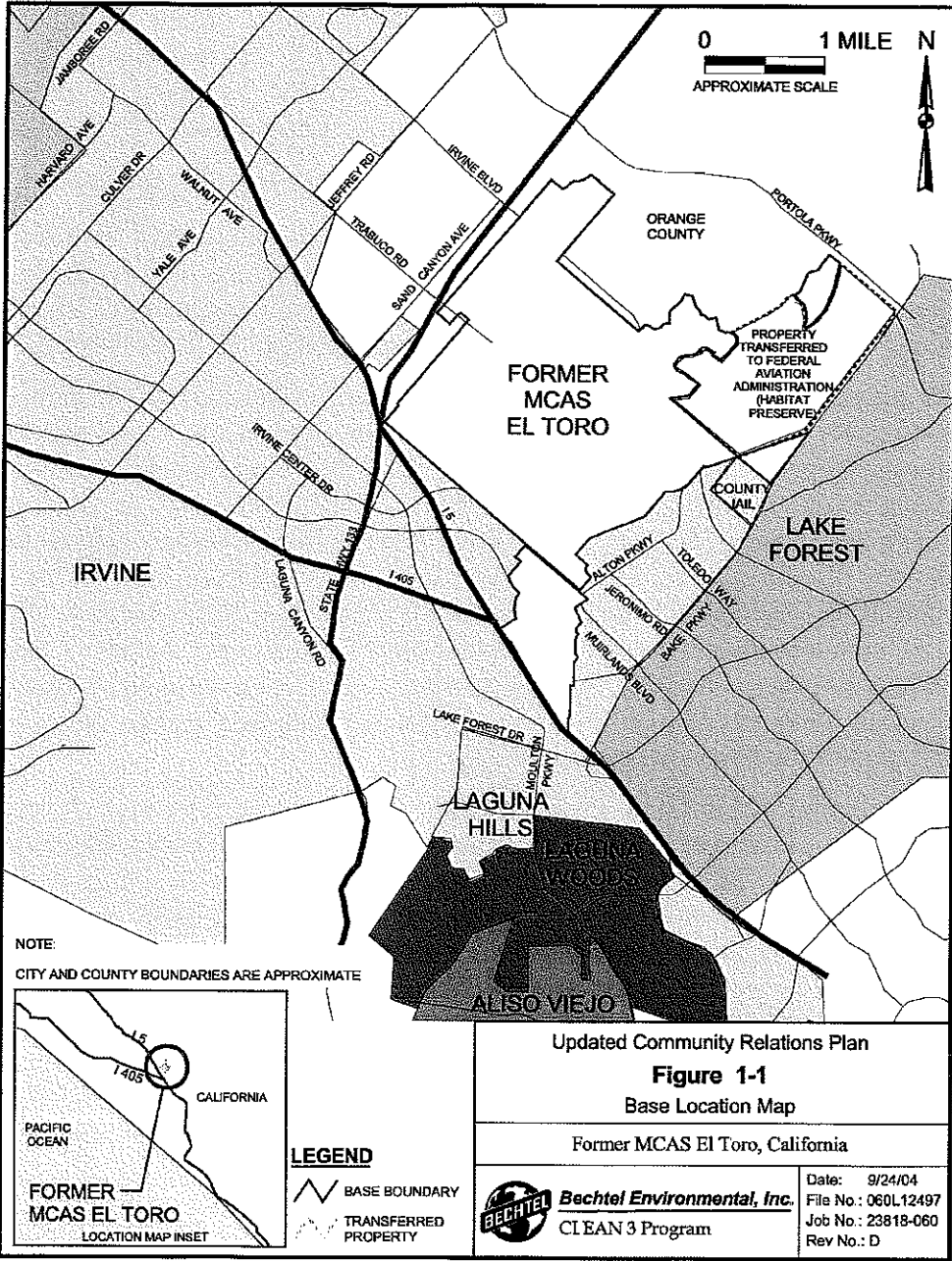
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1.1 FORMER MARINE CORPS AIR STATION EL TORO BACKGROUND

Former MCAS El Toro is in Orange County, California, approximately 47 miles southeast of downtown Los Angeles (Figure 1-1). The station is bordered by the cities of Lake Forest and Irvine. It is also close to residential areas in Aliso Viejo, Laguna Woods and Laguna Hills. Most of the land northwest of Former MCAS El Toro is used to grow strawberries and other agricultural crops. Land to the south and northeast of the station has been developed for commercial, light industrial, and residential use.

Section 1 Introduction



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Figure 1-1  
Base Location Map

## Section 1 Introduction

MCAS El Toro was commissioned in 1943 as a fleet operation training facility for Marine Corps pilots. In 1950, the station was selected for development as a master jet air station and permanent center for Marine Corps aviation on the west coast to support the operations and combat readiness of Pacific Fleet Marine Forces. The station facilities developed to support the mission included runways, aircraft maintenance hangars, training facilities, housing, franchise restaurants, and other support areas (SWDIV 1995). The support areas included a commissary, shopping center, family service center, and day care and child development facilities. At the peak of operations, the station provided housing for 5,250 Marine and 2,000 dependents. Approximately 2,800 military personnel and 1,900 civilians lived off of the station, but worked at MCAS El Toro. MCAS El Toro provided material and supported aviation activities of the United States Marine Corps, until the July 1999 operational closure of the station. Operations were shifted to MCAS Miramar in San Diego, California (MCAS El Toro 1997a).

At its maximum acreage, Former MCAS El Toro comprised 4,740 acres. In 1998, approximately 25 acres in the southeastern portion of the station were transferred to the California Department of Transportation. In 2001, approximately 901 acres in the northeast portion of the base were transferred to the Federal Aviation Administration. In February 2005, approximately 3,700 acres were sold via public auction to a private developer. In July 2005, with the close of escrow, approximately 2,798 acres were transferred by deed and 921 acres are leased under a lease in furtherance of conveyance pending completion of the environmental investigation and response actions. The remaining acreage, consisting of approximately 74 acres, is associated with Installation Restoration Program Site 1 Explosive Ordnance Disposal Range and is still under Department of the Navy ownership.

The Installation Restoration Program was established to identify, characterize, and remediate (to clean up or control) contamination posed by past hazardous waste and accidental releases on military installations. The program is designed to evaluate past disposal sites, control the migration of contaminants, and control potential hazards to human health and the environment. The Installation Restoration Program at Former MCAS El Toro was established as a mechanism to implement the process of the federal Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA [also commonly called Superfund]) of 1980 (42 *United States Code* Section 9601). This process also incorporates applicable federal Resource Conservation and Recovery Act (RCRA) regulations and policy and state regulations, as well as meeting requirements of the National Oil and Hazardous Substance Pollution Contingency Plan (40 *Code of Federal Regulations* Part 300). To assure compliance with CERCLA/RCRA regulations, the Installation Restoration Program was implemented to identify potentially contaminated sites, investigate those sites, and evaluate and select remedial actions. Appendix A provides additional information on environmental regulations.

In 1988, the U.S. EPA recommended that MCAS El Toro be placed on the National Priorities List. The National Priorities List is a list of the top-priority sites contaminated with hazardous substances and are eligible for investigation and cleanup under the Superfund program. These sites are located throughout the country. MCAS El Toro was

## Section 1 Introduction

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placed on the National Priorities List on February 15, 1990 due to the presence of volatile organic compounds (VOCs), primarily trichloroethene (TCE) and tetrachloroethene (PCE), in groundwater at the installation boundary and in agricultural wells to the west of the base (U.S. EPA 1988a,b). VOCs are commonly used in dry cleaning, metal plating, and machinery degreasing operations. TCE and PCE are a concern if found in drinking water supplies because of the potential risk to human health which could result from frequent exposure through drinking and bathing. Drinking water supply wells have not been affected by the VOCs.

In October 1990, the Navy signed a Federal Facility Agreement (FFA) with the U.S. EPA and the State of California Department of Health Services (now DTSC) and the California RWQCB (FFA 1990). The FFA is a legally binding agreement that establishes the procedural framework and schedule for developing, implementing, and monitoring appropriate response actions at Former MCAS El Toro in accordance with CERCLA, the National Oil and Hazardous Substances Pollution Contingency Plan, guidance and policy of Superfund, and the federal Resource Conservation and Recovery Act, and any applicable state law.

The Installation Restoration Program is the key program for environmental investigation and cleanup at Former MCAS El Toro. Community relations activities are focused on the 24 sites covered by the Installation Restoration Program. The Environmental Compliance Program, a parallel program to the Installation Restoration Program, covers the other locations of concern that include the RCRA sites, oil/water separators, underground storage tanks, and aboveground storage tanks. Petroleum-only sites are managed under the Petroleum Corrective Action Program. The overall environmental restoration and cleanup effort at Former MCAS El Toro includes all of these programs and is more than 85 percent complete. Of the Installation Restoration Program's 24 sites, 13 have been determined to be no further action sites where all environmental work has been completed. Pilot tests and cleanup activities have been performed at 2 of the remaining 11 sites. The other nine sites are undergoing remedial investigation or cleanup plans are in development. Figure 1-2 illustrates the locations of the Installation Restoration Program sites at Former MCAS El Toro. Section 4 contains a status overview of the 24 sites.

## 1.2 DESCRIPTION OF LOCAL COMMUNITIES

Cities and unincorporated areas neighboring Former MCAS El Toro are briefly described in the following paragraphs.

### 1.2.1 Lake Forest

The City of Lake Forest lies to the southeast and east of Former MCAS El Toro and is set against the backdrop of the Saddleback Mountains and Cleveland National Forest. The area that comprises Lake Forest was originally the unincorporated community of El Toro until the city was incorporated in December 1991. The community has developed over the past few decades in response to tremendous residential growth in southern Orange

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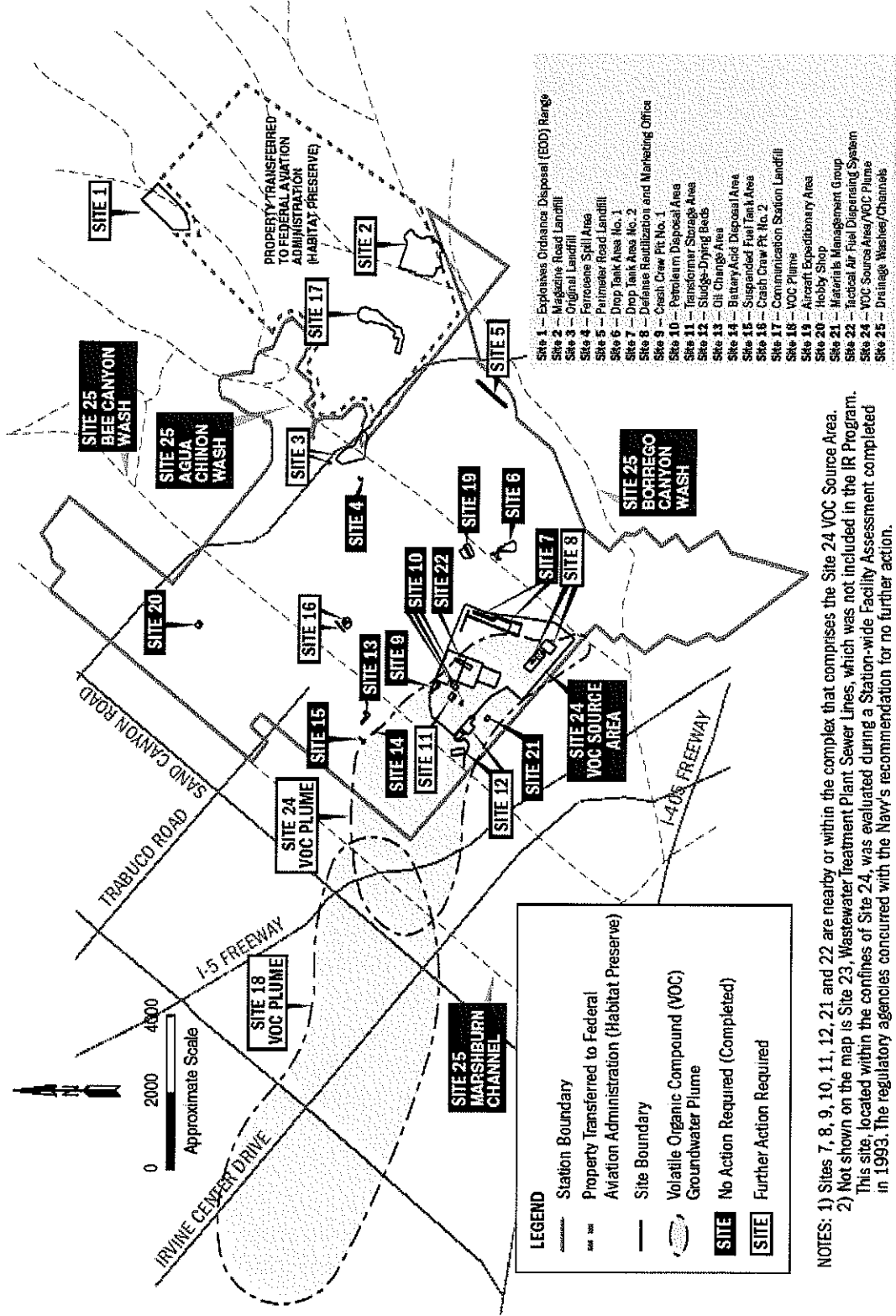
County. The carefully master-planned community has amenities that encourage residential and business growth. Census data from 2000 indicate a population of approximately 76,000, which is predominantly young families who are homeowners. The ethnic breakdown of the city is 76.5 percent Caucasian, 16.8 percent Hispanic, 10.4 percent Asian/Pacific Islander, 1.8 percent black, and 11.3 percent other (City of Lake Forest 2004). (Total greater than 100 percent because Hispanics could be counted in other races.)

Over the years of station operations, many Lake Forest representatives have had regular contact with MCAS El Toro personnel who participated in local business and Chamber of Commerce sponsored events. Also, many retired MCAS El Toro personnel have remained in the area long after their term of service. Interestingly, one community member interviewed in 1996 said, “Once the military transfers you out here, you realize how nice it is and you don’t want to leave.”

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Figure 1-2

MCAS El Toro Installation Restoration Program Site Location Map



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NOTES: 1) Sites 7, 8, 9, 10, 11, 12, 21 and 22 are nearby or within the complex that comprises the Site 24 VOC Source Area.  
2) Not shown on the map is Site 23, Wastewater Treatment Plant Sewer Lines, which was not included in the IR Program.  
This site, located within the confines of Site 24, was evaluated during a Station-wide Facility Assessment completed in 1993. The regulatory agencies concurred with the Navy's recommendation for no further action.

**1.2.2 Irvine**

The City of Irvine, located to the southeast, west, and northwest of Former MCAS El Toro, was formerly an agricultural area known as Irvine Ranch. Originally, it was comprised of three large Spanish/Mexican land grants. Incorporated in 1971, Irvine is the nation’s largest master-planned community, with residential areas, commercial retail centers, industrial complexes, business centers and offices for numerous corporations, a 1,500-acre University of California campus, and civic, recreational, and other support facilities.

The population of Irvine as of 2001 is approximately 148,000. The ethnic breakdown of the city is 57 percent Caucasian, 29.8 percent Asian/Pacific Islander, 7.4 percent Hispanic, 1.4 percent black, and 4.4 percent other (City of Irvine 2001). In Irvine, with its diverse population, the secondary languages spoken in many households include Chinese, Korean, and Farsi. In the Federal Bureau of Investigation’s 1999 Crime in the United States Profile, Irvine earned an A+ for its child-friendly environment with low crime rates and low unemployment. The City of Irvine is dedicated to maintaining its reputation as one of the safest, business-friendly communities in the country.

The City of Irvine annexed approximately 3,400 acres of the remaining 3,800-acre former station in December 2003. The Navy plans to sell four parcels that make up this acreage to developers in 2005. Irvine has established the zoning and will oversee the redevelopment of these properties.

The Irvine City Hall Conference and Training Center has served as the home for MCAS El Toro Restoration Advisory Board (RAB) meetings since 1995.

**1.2.3 Laguna Hills**

The Laguna Hills area, located to the south of Former MCAS El Toro, was originally part of a major land grant developed during Mexico’s Rancho Era. The area became known as Moulton’s Ranch in 1874 and was used to raise sheep and cattle throughout the late 1800s and early 1900s. The Moulton Ranch was subdivided in the 1960s, and one subdivision became known as Laguna Hills. Laguna Hills officially became an incorporated city in December 1991. The City of Laguna Hills subsequently annexed the North Laguna Hills area in July 1996 and the Westside Annexation area in September 2000. These annexations added 149 acres of residential land, which includes the Aliso Viejo Community Association’s Sheep Hills Park.

As of January 2002, the population of Laguna Hills is approximately 33,000. According to the U.S. Census Bureau in 2000, the ethnic breakdown of the city is 68.9 percent Caucasian, 16.4 percent Hispanic, 10.3 percent Asian/Pacific Islander, 1.3 percent black, and 3.2 percent other (City of Laguna Hills 2002).

**1.2.4 Laguna Woods**

Laguna Woods is in the Saddleback Valley area of south Orange County, south of Former MCAS El Toro. It was incorporated as a city in March 1999. The community is

## Section 1 Introduction

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mostly residential, with a population of more than 18,000 and an average age of 78 (City of Laguna Woods 2003).

Ninety percent of the Laguna Woods area is within the gated retirement community of Leisure World. Development of Leisure World began in the 1960s on land that was formerly part of the Moulton Ranch. Leisure World has its own cable television service and a weekly subscription newspaper that is published by the *Orange County Register*. Residents can take free transportation within the community and to specific outside destinations nearby. Three other retirement communities are also well established in Laguna Woods as well as commercial centers.

### 1.2.5 Aliso Viejo

Aliso Viejo, Orange County's newest city, was incorporated in July 2001. Aliso Viejo is to the south of Former MCAS El Toro just beyond Laguna Hills and Laguna Woods. Aliso Viejo, originally part of the Moulton Ranch, was the first planned community in California. The City of Aliso Viejo was designed to make it possible to live, work and play in the same community. As of June 2003, Aliso Viejo's population was 43,879 (City of Aliso Viejo 2004). The ethnic breakdown for the population is based on U.S. Census Bureau data from 2000: 71.2 percent Caucasian, 11.7 percent Hispanic, 11.0 percent Asian/Pacific Islander, 2.1 percent black, 1.0 percent American Indian, and 3.5 percent other (<http://www.city-data.com/city/Aliso-viejo-California.html>). The residents of Aliso Viejo are highly interested in reuse plans for Former MCAS El Toro.



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**Section 2**  
**COMMUNITY INVOLVEMENT AND ISSUES**

The Community Relations Program for MCAS El Toro has been functioning since 1991. The program has been tailored in an ongoing manner to meet the needs of the community and its interest in hazardous waste investigation and cleanup activities at the station. This section provides an overview of the local community's historic relationship with MCAS El Toro and emphasizes the details of the key communication activities used for the Community Relations Program. Descriptions of these communication activities provide background information from inception to current practices. It also summarizes the results of the community information survey conducted in fall 2004 and follow-up community interviews/discussions with survey respondents conducted in February 2004. The focus of the survey and discussions was to further assess current and future information needs of the community for this environmental program, which is more than 80 percent complete.

**2.1 HISTORY OF COMMUNITY INVOLVEMENT AND COMMUNITY RELATIONS ACTIVITIES**

Community interest in environmental cleanup activities at MCAS El Toro began in 1985 with the discovery of VOCs in off-station groundwater during routine water quality monitoring. Subsequent investigation found that the VOCs originated from MCAS El Toro. The Navy's Community Relations Program began with distribution of informational fact sheets to local communities in 1991 to 1993. Community meetings and open houses were also held with representatives from MCAS El Toro and U.S. EPA to inform the public of the environmental program at the station. Contacts made during development of the original and revised community relations plans added to an increasing list of interested and involved community members. The following subsections present the key avenues for disseminating information and involving the community in the environmental restoration and cleanup program at Former MCAS El Toro.

**2.1.1 Restoration Advisory Board – Establishment of the Restoration Advisory Board and Ongoing Regular Meetings**

In 1993, DoD issued guidelines titled, Fast Track Cleanup at Closing Installations (DoD 1993). The guidance included information about how the public could participate in the cleanup program at closed or closing military installations. DoD and U.S. EPA also provided the joint guidance documentation, Restoration Advisory Board (RAB) Implementation Guidelines (DoD and U.S. EPA 1994). In January 1994, the MCAS El RAB was established in accordance with these guidelines. The RAB gave individuals from local communities a channel for increasingly significant participation in the environmental restoration process. Original membership on the board (which was solicited through distribution of fact sheets, community meetings and paid newspaper

## Section 2 Community Involvement and Issues

notices) exceeded 50 homeowner and business representatives, locally elected officials, and local regulatory agency personnel, and interested residents.

To assist in forming the RAB, the Navy held two introductory educational workshops in June 1994, which were open to the public. The original board established a charter and operating procedures. Pursuant to DoD guidelines for RABs and to assure equal representation of the community's concerns, the board elected a community member as Co-chair to assist the Navy representative. The RAB initially planned to meet once every 3 months but, because of high interest and an accelerated document review schedule, monthly meetings were held. Since mid-1996, the RAB has met bimonthly. All RAB meetings are open to the public and are currently held from 6:30 to 9 p.m., the last Wednesday of the month in January, March, May, July, September, and November\*. (\*If the last Wednesday of November falls the day before Thanksgiving, this meeting is scheduled for the first Wednesday in December.) The RAB may switch to quarterly meetings beginning in January 2006. Irvine City Hall Conference and Training Center has served as the home for MCAS El Toro RAB meetings since 1995. The latest RAB meeting held in July 2005 was the 76th meeting. Appendix C lists all RAB meetings conducted to date.

The RAB Subcommittee consists of a working group of core community RAB members who meet bimonthly before regular RAB meeting. In 1994 to 1995, eight subcommittees were formed to address specific environmental topics. Many of the specific issues were resolved and the RAB voted in favor of streamlining the eight subcommittees into one subcommittee. Subcommittee meetings, which are open to the public, are from 5:00 to 6:00 p.m. and are held the same day as the regular RAB meeting. The RAB Subcommittee serves as a technical group that raises specific issues that are then presented at the RAB meetings by the RAB Subcommittee Chair. Project Managers from U.S. EPA and DTSC (the state of California's RAB representative) regularly attend the Subcommittee meetings. When requested and invited by the Subcommittee, the Navy makes technical presentations on specific topics.

In preparation for each RAB meeting, an agenda is prepared by the MCAS El Toro BRAC Environmental Coordinator who also serves as the Navy Co-chair of the RAB. Input on the agenda and presentation topics is obtained from the RAB's Community Co-chair, the RAB Subcommittee Chair, and regulatory agency members. Agendas are mailed out to the RAB mailing list (approximately 360 recipients) 2 weeks before the meeting. Detailed meeting minutes from the previous RAB meeting are included in the RAB meeting mailer. Reporters at newspapers and other news media organizations are on the RAB mailing list and receive meeting agendas and minutes. The minutes also contain location information for MCAS El Toro's administrative record file and information repository. These two facilities contain environmental reports and documents pertaining to the cleanup of the station. The minutes also contain Navy website addresses that pertain to Former MCAS El Toro and site addresses for the home pages of the regulatory agencies.

## Section 2 Community Involvement and Issues

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The RAB Community Co-chair and RAB Subcommittee Chair receive copies of all relevant project documents and reports to use and share with RAB members. Of particular importance are the draft, draft final and final remedial investigation and feasibility study reports and documents that contain the Navy's responses to regulatory agency comments. Numerous copies of reports were distributed to RAB members before forming the single subcommittee. On the basis of input received, it was more efficient for the RAB to receive two copies and if there is a need for additional copies, the Navy will provide them upon request.

### 2.1.2 Fact Sheets and Proposed Plans

Fact sheets have been disseminated to recipients on the mailing list to update the community on cleanup investigations at Former MCAS El Toro, the design of a selected cleanup alternative, and when a cleanup action is to take place. In addition, several proposed plans and fact sheets focusing on specific Installation Restoration Program sites have been issued after the environmental investigation of a site has been completed and potential cleanup alternatives developed. After summarizing the investigation results and providing a detailed analysis of the cleanup alternatives evaluated, proposed plans highlight the alternative identified by the Navy as the best or preferred remedy for a particular site or group of sites. These two types of fact sheets have been disseminated to the community since 1991 (MCAS El Toro 1991) as cleanup investigation has proceeded. These fact sheets are produced in a newsletter format and provide a variety of maps and illustrations to assist readers in understanding investigation sites and cleanup technologies. They also provide information on RAB and public meetings, contact information of project representatives, locations and websites for obtaining more information, and mailing list coupons for those who want to be added to the mailing list.

Proposed plans also inform the public of when a no further action determination has been reached by the Navy for a particular site. The no further action determination can be reached either:

- after a site has been investigated and it has been determined that there is not a threat to human health or the environment or
- after a site has been investigated, appropriate cleanup activities completed, and it has been determined that there is no longer a threat to human health or the environment.

The vast majority of no further action sites at Former MCAS El Toro reached no further action status only after extensive environmental investigations were conducted and it was determined no cleanup activities were necessary.

Each proposed plan is distributed to the entire Former MCAS El Toro mailing list (approximately 518 recipients) for public review, and a 30-day public comment period is scheduled, which provides a timeline for the public to submit comments. A public meeting is also held approximately midway through the public comment period. At the public meeting, a summary of the proposed plan is presented and the public is

## Section 2 Community Involvement and Issues

encouraged to provide comments. A court reporter is available to record the meeting presentation and oral public comments. A complete list of general information fact sheets and proposed plans published to date is listed in Appendix C.

### 2.1.3 Public Comment Periods and Public Meetings

Public comment periods are established to provide the community with an opportunity to comment on preferred remedies presented in the proposed plan fact sheets. Generally, the comment periods are 30-days in length and are accompanied by a public meeting held approximately midway through the public comment period. Public meetings were first held in 1997 and have been designed to enhance two-way communication between members of the community and the project representatives from the BRAC Cleanup Team (consisting of the Navy and federal and state regulatory agencies). These public meetings provide a firsthand opportunity to discuss and provide comments on proposed cleanup alternatives or no further action recommendations. A list of all public meetings held to date is contained in Appendix C.

Meetings have featured the following three key segments:

- an open house session with information display stations staffed by project representatives
- formal presentations to present the investigation process, cleanup alternatives, and the BRAC Cleanup Team's preferred alternative
- a public comment segment where members of the community could ask questions and formally present their comments, which were recorded by a court reporter

Typically, the information display stations or booths cover general environmental information such as overviews of the Installation Restoration Program and the Environmental Compliance Program (the two key cleanup programs conducted at Former MCAS El Toro) and contact information for project representatives. Information specific to the sites are covered in the respective proposed plan fact sheet and information displays specific to the proposed plan. The information displays focus on:

- the remedial investigation that covered the study to determine the presence and nature of contamination at specific sites,
- evaluation of existing potential risks to human health and the environment,
- the feasibility study that evaluated cleanup alternatives and the proposed plan that was issued to the public, and
- opportunities for submitting public comments.

Key information is summarized in a bulleted format and is accompanied with maps, graphic illustrations, and charts to assist the public in understanding technical subject

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matter. Documents and reports are also available for viewing and as reference materials. The open house sessions provide community members with a unique opportunity to informally ask questions and discuss aspects of the program directly with project representatives. Members of the public are given the opportunity to sit down and provide oral comments directly and discretely to the court reporter or submit written comments on forms provided.

Some public meetings have been tailored and use a more traditional approach. An open house session kicks off the meetings and includes display boards presenting the key points of the proposed plan. Navy staff and regulatory agency project staff are available to informally discuss the proposed plan and answer questions for about 30 minutes. This is followed by a presentation made by the MCAS El Toro BRAC Environmental Coordinator, Navy Remedial Project Managers, and contractor support staff. At these meetings, members of the public also have the opportunity to make comments orally to the entire group, or directly and discretely to the court reporter, or by submitting written comments on forms provided.

Public meetings have been held primarily at Irvine City Hall Conference and Training Center in the early evening to best accommodate the public. Some public meetings have been held immediately before RAB meetings at the same location on the same evening. A large meeting room at the offices of the Irvine Ranch Water District also has been used for public meetings.

### 2.1.4 Public Notices

Public notices in the form of display advertisements have been published in the local news sections of the *Los Angeles Times*, *Orange County Edition*, and the *Orange County Register* newspapers. Public notices are used mainly to announce RAB meetings, public comment periods and public meetings, proposed plans, and final records of decision that formally select a cleanup alternative or a no further action recommendation for specific sites. RAB meeting public notices provide information on the time, date, and place of the meeting with a listing of presentation topics. Notices for public comment periods, public meetings, and proposed plans provide the following information:

- time frames of the public comment period
- time, date, and location of the meeting
- locations of where key documents can be reviewed by the public
- how and to whom to submit public comments
- a brief description of the preferred alternative presented in the proposed plan

Public notices for records of decisions describe the selected remedy for specific sites, and provide locations of where the document can be viewed and key contacts for obtaining more information.

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Public notices have been used to announce when certain aspects of remedial investigations could have a potential impact on anyone in areas near Former MCAS El Toro. This was done when there was a need to destroy unexploded ordnance during the remedial investigation conducted at Installation Restoration Program Site 1, Explosive Ordnance Disposal Range, at MCAS El Toro.

Public notices have also been published to inform the public of the opportunity to review and comment on the draft finding of suitability to lease (FOSL) and draft finding of suitability to transfer (FOST) documents prepared by the Navy. The FOSL informed the public of the environmental condition of property designated at Former MCAS El Toro for lease (DON 2004a). In July 2004, a final FOST document, which provided a summary of the environmental condition of four parcels comprising approximately 2,798 acres of property and its suitability for transfer, was issued and public notices were used to inform the public (DON 2004b). The remaining 921 acres are addressed in the FOSL. Public notices will be issued for subsequent FOSTs.

### 2.1.5 Administrative Record File

An administrative record file has been developed and maintained for MCAS El Toro since 1990. The administrative record is a collection of documents that form the basis for the selection of a particular response action at a site. These are the documents that DoD and the regulatory agencies use to select appropriate environmental response actions for sites at Former MCAS El Toro. Until the final response action is approved, this collection of documents is referred to as the administrative record file. Key documents in the administrative record file are reports for remedial investigations and feasibility studies, comments from regulatory agencies pertaining to these reports, and records of decision. Over 3,000 documents are contained in the administrative record file. Other documents include letters, memos, historical documents, and other environmental reports. Updating the document collection is done in an ongoing manner as documents are developed and processed.

The administrative record serves the following two primary purposes.

- It contains those documents which form the basis for selection of a response action and is used for judicial review of any issues concerning the adequacy of any response action selected
- It provides public access to the documents and serves as a vehicle for public participation in selecting a response action (cleanup or no further action).

Establishing and maintaining an administrative record is required under Section 113(k) of CERCLA, as amended by the Superfund Amendments and Reauthorization Action of 1986. Regulations promulgated under these laws are found in 42 *United States Code* Section 9613.

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There are two locations where members of the public can view the complete administrative record file. The original administrative record file is maintained at the Navy's Southwest Division, Naval Facilities Engineering Command office in San Diego, California. A duplicate file is maintained at Former MCAS El Toro. To view documents at the Navy's Southwest Division Office in San Diego contact Ms. Diane Silva, Records Coordinator, at (619) 532-3676 to arrange an appointment. This office is open Monday through Friday from 8 a.m. to 5 p.m. The address of the facility is in Appendix D. Documents may not be removed from the facility; however, they may be photocopied.

If you would like to view the administrative record file documents at Former MCAS El Toro, contact Ms. Marge Flesch at (949) 726-5398. (Appendix D includes complete contact information.) Generally, the file will be made available during normal business hours Monday through Thursday, from 8 a.m. to 3 p.m.; however, arrangements must be made directly with Ms. Flesch to obtain access to file documents. Arrangements may be made with Ms. Flesch to checkout documents for off-site photocopying. The complete index of the administrative record file for Former MCAS El Toro is included in the user's guide at the station. This index is updated on a quarterly basis.

To accommodate the release of proposed plan fact sheets and public comment periods, Special collection indexes have been developed and placed in the administrative record file. Special collection indexes are a subset of the administrative record file that is specific to a particular site or group of sites discussed in a proposed plan fact sheet. These indexes make it easier for community members to determine which documents directly pertain to a particular site.

2.1.6 Information Repository

To enhance the public's understanding of the Installation Restoration Program at Former MCAS El Toro and promote public participation, the Navy has established an information repository near the station. The information repository was established in 1994 to provide community members access to key project information in a readily accessible public setting. It serves as a subset of documents contained in the administrative record file. The information repository features current information, general fact sheets, proposed plan fact sheets, technical reports, groundwater monitoring reports, remedial investigation and feasibility reports, records of decision, remedial design documents that present engineering designs of cleanup alternatives for specific sites, and other reference materials regarding the sites under investigation. It also includes agendas, meeting minutes, and handouts from RAB meetings and public meetings.

The information repository for Former MCAS El Toro is in the reference section at:

**Heritage Park Regional Library**  
**14361 Yale Avenue**  
**Irvine, California 92714**



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**Monday - Thursday, 10 a.m. to 9 p.m.**  
**Friday and Saturday, 10 a.m. to 5 p.m.**  
**Sunday, 12 p.m. to 5 p.m.**  
**(949) 551-7151**

A user's guide with a comprehensive table of contents has been developed which contains an index of documents included in the information repository. The information repository also has an index of all the documents available in the administrative record file housed at Former MCAS El Toro (see previous Section 2.1.5). Special collection indexes, a subset of the administrative record file that is specific to a particular site or group of sites discussed in a proposed plan fact sheet, are also placed in the information repository with the user's guide. These indexes make it easier for community members to determine which technical documents specifically pertain to a particular site.

The information repository for Former MCAS El Toro is updated on a bimonthly basis in conjunction with RAB meetings. It is also updated in conjunction with public meetings to assure that the proposed plan fact sheets and corresponding remedial investigation and feasibility study reports are available for public review and comment. The Navy and its contractors maintain and update the information repository. It is not the responsibility of the Heritage Park Regional Library to assure that the documents included in the information repository are complete.

Documents and other information contained in the information repository are available for public review. Reference copies of documents may not be removed from the repository. However, all documents may be photocopied and there are machines at the library available to make copies (currently 15 cents per page).

**2.1.7 Site Tours**

In addition to public meetings and documents that keep the public informed about environmental activities at Former MCAS El Toro, the Navy has conducted several site tours over the years. The purpose of the tours is to give community members a firsthand opportunity to visit both Environmental Compliance Program and Installation Restoration Program sites. This enables visitors to better understand the investigations conducted and see the progress of restoration activities. Since the inception of the RAB, the Navy has offered to provide RAB members and other interested community members tours of the sites.

Various tours arranged for RAB members and the public have been conducted primarily on a selected weekday and on Saturdays to accommodate the public. Feedback from RAB members regarding site tours has been positive. Tour participants have stated that it serves to educate and promote understanding of the cleanup program activities. Overwhelmingly, RAB members have stated also that such tours provide a good perspective on the size of the former station, and the location and size of individual sites.

Site tours were scheduled and conducted based on the level of interest obtained from sign-up sheets made available at RAB meetings. Site tours were conducted on: April 21 and 22,

## Section 2 Community Involvement and Issues

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1995; February 23 and 24, 1996; July 25, 1998; June 15, 2002; May 3, 2003; and April 13, 2005. This list is also presented in Appendix C.

### 2.1.8 Websites

In the late 1990s, the Naval Facilities Engineering Command, Southwest Division, developed a comprehensive website and homepage for its environmental program. Beginning in June 2005, the Navy BRAC Project Management Office (PMO) launched a new website that contains a wide variety of information on Former MCAS El Toro as well as several other former Navy and Marine bases. Many of the old posts from the Naval Facilities Engineering Command web site have now been up-loaded to the BRAC PMO web site.

At this homepage, members of the public can directly access information pertaining to the former station. There is a description of the station and information about the RAB. Additionally, copies of RAB meeting minutes, fact sheets, proposed plan fact sheets, public notices and photos are available for viewing. The RAB meeting schedule and location information also is available.

To access the Navy BRAC PMO website for Former MCAS El Toro, please visit:

[www.navybracpmo.org](http://www.navybracpmo.org)

Each agency member of the MCAS El Toro BRAC Cleanup Team (U.S. EPA, DTSC, and RWQCB) also have websites for the public to access. Providing websites to the RAB at meetings and in a special section at the end of RAB meeting minutes has been routine since 1997. As use of the internet has grown, so has the availability of environmental information via websites. These websites and others pertaining to environmental cleanup are listed in Appendix D.

## 2.2 COMMUNITY SURVEY/INTERVIEW RESULTS

The Former MCAS El Toro Community Relations Program is designed to:

- stimulate discussion of key issues among interested and affected parties, responsible parties, and regulatory agencies and
- provide the interested public with the opportunity to participate and have input into the decision making pertaining to the cleanup of Installation Restoration Program sites at Former MCAS El Toro.

Because the Installation Restoration Program and the Environmental Compliance Program are more than 80 percent complete, it is important to reevaluate the effectiveness of the Community Relations Program and to make any necessary adjustments.

The reevaluation involved collecting information from the community by taking a step-by-step approach. RAB members and the surrounding communities received a community relations survey by mail in September 2003 (369 total recipients, RAB meeting mailing list). Survey forms were available at the September 24, 2003 RAB

## Section 2 Community Involvement and Issues

meeting. In October 2003, recipients on the full general mailing list were mailed community relations surveys (208 recipients). In total, nearly 600 surveys were distributed.

Responses to the survey were received from 11 community members, a return rate of 2 percent. Of these 11 respondents, 5 expressed interest in participating in an interview/discussion with Navy project staff and regulatory agency representatives. Information received from the 11 respondents was tabulated and it provided beneficial information regarding the communication tools used for disseminating information and obtaining input from the community.

On February 25, 2004, follow-up interviews were conducted with four of the survey respondents who expressed an interest in being interviewed. All individuals who contributed information through surveys and interviews were familiar with the restoration process at Former MCAS El Toro. Survey and interview questions, listings of the responses to specific survey and interview questions, and a list of the community members interviewed are presented in Appendix E.

### 2.2.1 Summary of Issues and Community Concerns

Since the Navy completed closure of MCAS El Toro in July 1999, significant progress has been made in restoring the station. Information gathered from the surveys and interviews focused on assessing the following:

- the level of awareness of the cleanup program
- confidence the public has in the Navy in regard to the cleanup of the station
- key, current environmental concerns and issues
- effectiveness of the community relations program in disseminating information to the public and obtaining input from the community
- suggestions from the community on enhancing communication with the public in regard to the environmental restoration of the station

Information pertaining to these subject areas is summarized in the following subsections.

#### 2.2.1.1 CLEANUP PROGRAM AWARENESS AND CONFIDENCE IN THE NAVY

All of the community members surveyed and interviewed expressed a general awareness of the environmental issues and the cleanup program associated with Former MCAS El Toro. These individuals have regularly followed the issues since the mid-1990s. Awareness of the cleanup program primarily came from the following:

- knowledge of the groundwater plume containing industrial solvents that were used in aircraft maintenance (primarily TCE) that extends from the source area at the station underground for 3 miles to the City of Irvine

## Section 2 Community Involvement and Issues

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- the issues and Orange County electoral propositions regarding the potential reuse of the base as a major civilian airport

Those surveyed and interviewed were also asked about their awareness of activities underway to clean up contamination at the base. There is a clear understanding that the cleanup program is firmly established and well underway. Key topics mentioned were the following:

- cleanup of the groundwater TCE plume
- design of landfill caps and related issues pertaining to the California gnatcatcher
- the numerous locations of concern that have been investigated

Specific Installation Restoration Program sites were also mentioned, most notably Site 16, Crash Crew Pit No. 2, and it was noted that the pilot study for this site was successful at cleaning up the soil but not the groundwater. The RAB member interviewed was familiar with the programs in place and the operable units and individual sites.

All respondents expressed high confidence in the Navy's ability to effectively clean up the station. Interviewees rated their confidence in the Navy from good to very good and excellent. Some stated that, "The Navy has the experts and knows what they are doing," and "They have hired the best contractors." It was expressed that the cleanup to residential standards is of great benefit to the community. Overall, there is satisfaction with the involvement of federal and state agencies, but there was some discomfort with the rate of turnover of Navy project managers and agency oversight staff throughout the years. It was observed that some representatives were more involved than others but they also acknowledged that this is not unexpected. Generally, the environmental investigation and cleanup was being done in the timeframe expected and was being done expeditiously. One individual felt that the restoration process could be accelerated and done more cheaply.

In addition, it was stated that the sale of the property has changed public perception and there is increased confidence in the Navy to get the job done. Specifically, since the Navy is selling the property, the public is confident that the funds needed for cleanup will be made available.

### 2.2.1.2 CURRENT ENVIRONMENTAL CONCERNS AND ISSUES

Survey respondents and individuals interviewed were forthcoming in expressing relevant environmental concerns and issues that are current and of utmost importance. Specific concerns and issues include the following:

- use of chemicals in the agricultural fields at the station
- potential contamination that may be present under paved areas

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- landfills that are not removed and remain in place
- issues pertaining to the Sites 2 and 17 landfill caps
- radionuclides study and that the public seems to be unaware of the radioactivity issues associated with the station
- groundwater contamination at Tank 398 and methyl tert-butyl ether contamination at both on-station gas stations
- groundwater contamination at Tank Farm 5
- containment of the off-site TCE plume that extends into the groundwater under Irvine, the associated cleanup and removal of TCE from the water, and development of the Irvine Desalter Project
- groundwater is irreparably polluted and the remedial efforts will be ineffective
- sites should be closed using risk-based rationale
- cleanup should continue to be done expeditiously and to the maximum extent possible
- unknowns of what contamination has not yet been found and the need for the Navy to come back later
- long-term maintenance, monitoring, and oversight after property transfer including the need for the Navy and regulatory agencies to have responsive points-of-contact

These concerns and issues provide insight for the Navy on key points that need to be addressed as part of the ongoing community relations program for Former MCAS El Toro.

### 2.2.1.3 EFFECTIVENESS OF THE COMMUNITY RELATIONS PROGRAM

Survey respondents and individuals interviewed were asked about how effective the information received in the mail and obtained at RAB and public meetings is in promoting understanding of the cleanup and restoration program underway at Former MCAS El Toro. The survey and interviews also helped determine how effective RAB and public meetings are for providing input to the Navy on environmental restoration. Following is a summary of these specific findings with some suggestions that were provided.

The responses regarding the effectiveness of past communication efforts by the Navy were fairly consistent and expressed a general satisfaction with the information provided and how it was communicated. The majority of those interviewed indicated that they were receiving project-related documents, getting the information they needed, and were satisfied with the RAB meeting minutes, fact sheets, and proposed plans provided to the

Section 2 Community Involvement and Issues

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public over the years. Information received in the mail has kept survey respondents and those interviewed adequately informed. Respondents also expressed satisfaction with the technical presentations and other information provided at the RAB meetings and with the opportunities for direct communication with the Navy and regulators that these meetings provide. However, one interviewee did indicate dissatisfaction with the public notices in the *Los Angeles Times* and *Orange County Register* announcing the meetings, stating that clarification should be added that provides more context regarding technical presentations. This could encourage more people to attend the meetings.

***Fact Sheets and Proposed Plans***

General fact sheets and proposed plans that have been mailed out were found to be very useful and have kept readers up-to-date on the cleanup program. Proposed plans have provided detailed information on the issues and have helped in preparing readers to provide comments. Overall, these publications were deemed to be a bit too technical and better use of a summary style would help in relaying information. It was pointed out that this is particularly relevant to the once-a-year reader. Graphics, maps and illustrations provided in the fact sheets are informative and helpful. Additional use of graphics was suggested. A strong appreciation for having this information provided by mail was expressed.

***Restoration Advisory Board Meeting Agendas and Meeting Minutes***

In regard to RAB meeting agenda and meeting minutes, survey respondents and those interviewed stated that RAB meeting minutes and attending the RAB meetings are the best ways to receive information. The meeting agendas are clear, identification of agency members and expert presenters is appreciated, and the minutes are generally easy to understand. The minutes provide a lot of detail in covering the presentations and go far beyond typical meeting minutes. They also stated that readers of the minutes that did not attend the meeting may find the document hard to follow. Those interviewed acknowledged that it is difficult for the public to digest all the disciplines (geology, chemistry, engineering, etc.). It was pointed out that for some readers it may be helpful to include some additional explanatory material of technical issues. Another suggestion called for including the regulatory agency letters and handouts made available at the meeting to be attached to the meeting minutes when they are mailed out. (Note: RAB members that regularly approve the RAB meeting minutes at RAB meetings have consistently stated that they appreciate the details included in the meeting minutes )

***Restoration Advisory Board and Public Meetings***

RAB meetings are considered an excellent forum for obtaining information and the format for conducting the meetings works well. It was observed that the once-a-year complete overview provided at the January RAB meetings is an excellent synopsis and is quite beneficial. Technical presentations at RAB and public meetings are also helpful. Generally, presenters do an excellent job but they could enhance their presentations if more time was taken to prepare and practice by placing themselves in the role of meeting

## Section 2 Community Involvement and Issues

attendees so they could relate to community members on their terms. It was also suggested that presenters refrain from using acronyms as much as possible.

Information in the form of handouts made available at RAB and public meetings is plentiful and there is always something new at each meeting. These materials are considered to be quite helpful and valuable. These meetings serve as good opportunities to obtain information and handouts. Display boards and the staffing by Navy, regulatory agency and contractor staff at specific information tables at proposed plan public meetings is a very effective person-to-person approach for communicating with community members.

RAB and public meetings are considered good forums for presenting the public with an opportunity to provide input into the environmental restoration process. It was observed that questions asked by meeting attendees are always answered; however, some answers provided by agency representatives could be more detailed. It was stated that the style of current Navy Co-chair who runs the meeting is more conducive for promoting discussion and questions and answers than previous Navy Co-chairs. Also, the Navy is open to comments from everyone in attendance, and they acknowledge that participation by all is encouraged at the meetings. It was noted that RAB Subcommittee meetings are more freewheeling than the regular RAB meetings. (Note: At RAB meetings, the RAB Subcommittee chair, during her allotted time on the agenda, provides insight on how agency representatives have clarified technical issues and agency comments pertaining to specific documents the Navy has prepared.)

### ***Administrative Record File and Information Repository***

Half of those interviewed had visited either the administrative record file at the station or at the information repository. They noted that the administrative record file is quite large but information is accessible. Regarding the information repository, it was easy to find items if the users' guide was used. Overall, they were pleased that these information options are available to the community.

### ***Other Sources of Information***

Those interviewed were asked about their understanding of the role of federal and state regulators in the environmental program at Former MCAS El Toro. Most were aware of the agencies' roles and trust that they are watching out for the best interests of the public. They cited the agencies authority for setting and enforcing limits on contamination and cleanup levels, and their role in monitoring site cleanup. Interviewees acknowledged that regulators can serve as an information source; however, they have not approached them at RAB meetings or contacted them for additional information. One individual said he sent letters to the Navy and City of Irvine regarding reuse issues and also sent copies to the regulatory agency representatives.

Newspaper articles were cited as an important source of information and where most respondents first learned of the environmental issues at Former MCAS El Toro. Field trips and site tours at the station were well received and provided better understanding of

## Section 2 Community Involvement and Issues

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environmental investigation and cleanup of the sites. Those interviewed tended not to be users of the internet or the Navy's environmental website. However, they said it could be useful for those that prefer to get their information in this manner.

### 2.2.2 Summary of Community Recommendations

Generally, survey respondents and interviewees are satisfied with current community relations efforts for Former MCAS El Toro. Interviewees were specifically asked what areas need improvement. Overall, the need to reach out further to the public was expressed. Wider use of newspapers and dissemination of cleanup program information in newspaper articles was suggested. Some suggestions to enhance the program are offered in Section 2.2.1. Key observations and recommendations are the following.

- Reach out further to the public. Identify more people who would be interested in participating in the cleanup program and attending RAB meetings.
- It seems that those representing the cities at RAB meetings are not disseminating information.
- Work closer with the newspapers and invite reporters to RAB meetings and site tours. Work with reporters to get the positive news and accomplishments about the cleanup program disseminated.
- Provide brief messages about the status of the cleanup program and information on reuse issues. Use other communication vehicles such as fliers or enclosures in materials disseminated by the County of Orange or by submitting articles to the County's newsletter.
- Conduct more site tours or establish a self-guided tour that community members could take on their own.
- Regarding written information, take more of an executive summary approach to communication. Provide more background and context.
- Provide information in the form of easy to read maps and produce them so they can be downloaded to the Navy's website. Use more maps, visuals and photos and, if it is affordable, more color graphics.
- When making technical presentations regarding cleanup activities, use language that is more understandable to the public. For example, provide an explanation of what 500 cubic yards of soil equals.



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**Section 3**  
**COMMUNITY RELATIONS PROGRAM**

This section outlines the objectives of the Community Relations Program developed for Former MCAS El Toro and explains the public participation requirements that form the basis for the program. Additionally, it describes specific activities that have been developed and implemented to keep the community informed about the cleanup and investigation of hazardous waste sites at the station. It further describes opportunities for the public to provide input to the Navy regarding environmental restoration activities. This plan also covers the activities that support administration of the Community Relations Program.

The Community Relations Program activities (Section 3.2) were developed based on interviews conducted for the initial Community Relations Plan as well as the previous updates in 1993 and 1996. The survey and interviews conducted for this update indicate an overall satisfaction with the Community Relations Program. The descriptions of these activities have received only minor revisions to reflect suggestions and recommendations offered in the interviews conducted in February 2004.

Objectives established for this program include the following:

- pursuing and maintaining open two-way communication between the Navy and local residents and businesses; community leaders and officials; local, state, and federal government agencies; environmental groups; minority-based organizations; and civic organizations
- using simple communication methods to widely distribute information and involve those interested parties who can assist in this effort
- providing clear, accurate, and timely information to the general community, interested parties, and the media about the progress of the investigation and cleanup
- establishing a variety of opportunities for all interested parties to participate in the Navy decision-making process regarding how the base will be cleaned up
- monitoring community issues and concerns and revising the program as needed

**3.1 PUBLIC PARTICIPATION REQUIREMENTS**

CERCLA requires the Navy to conduct public participation activities, depending on the type of cleanup action being taken at a CERCLA site and the length of time the action will take. In addition to federal regulations under the CERCLA Program, the state of *California Health and Safety Code* regulations for public participation are also followed

### Section 3 Community Relations Program

when cleanup actions are conducted. U.S. EPA serves as the lead oversight agency for community relations activities conducted under this program. DTSC also provides oversight services. Oversight involves review of materials produced for dissemination to the public including fact sheets, proposed plans, public notices and technical presentations made at proposed plan public meetings, and advising the Navy on community relations activities.

Generally, community relations activities conducted for Former MCAS El Toro and other former as well as active military installations are geared toward the following two types of cleanup actions and associated steps in these processes (Figure 3-1):

- CERCLA remedial action, conducted to control or clean up contamination that does not pose an immediate threat (includes interim remedial actions and final remedial actions)
- CERCLA removal action, conducted to address immediate and significant dangers to the public or the environment (can be either a short-term or long-term solution)

Remedial and removal actions begin with a preliminary assessment/site inspection. Each MCAS El Toro Installation Restoration Program site was evaluated to determine if it was suitable to conduct a removal action (accelerated cleanup), an interim remedial action that is part of the final remedial action, or a remedial action, depending on the potential risk to human health and the environment. At Former MCAS El Toro, there are other locations of concern, besides the Installation Restoration Program sites, where investigations and cleanup are conducted under the station's Environmental Compliance Program.

#### 3.1.1 Public Participation Requirements for CERCLA Remedial Response Actions

CERCLA remedial response actions occur at sites where immediate removal of contaminants is not required. Remedial response actions allow time to thoroughly evaluate the nature and extent of contamination and to identify and evaluate potential remedial (cleanup) alternatives. U.S. EPA defines a remedial response as a long-term action that stops or substantially reduces a release or threatened release of hazardous substances that is serious but does not pose an immediate threat to public health or the environment. Community relations requirements for remedial responses, which are outlined in U.S. EPA's Superfund Community Involvement Handbook (U.S. EPA 2002) and the DTSC Public Participation and Procedures Manual (DTSC 2001), are incorporated into the Former MCAS El Toro's Community Relations Plan, as outlined in Section 3.2. Requirements include the following:

- conducting community interviews
- preparing a community relations plan
- establishing an information repository and an administrative record file

Section 3 Community Relations Program

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- notifying the public of the availability of the remedial investigation/feasibility study and the proposed plan
- distributing the proposed plan which presents the Navy’s preferred alternative and other evaluated alternatives to the entire Former MCAS El Toro mailing list (approximately 565 recipients as of September 2004)

Section 3 Community Relations Program

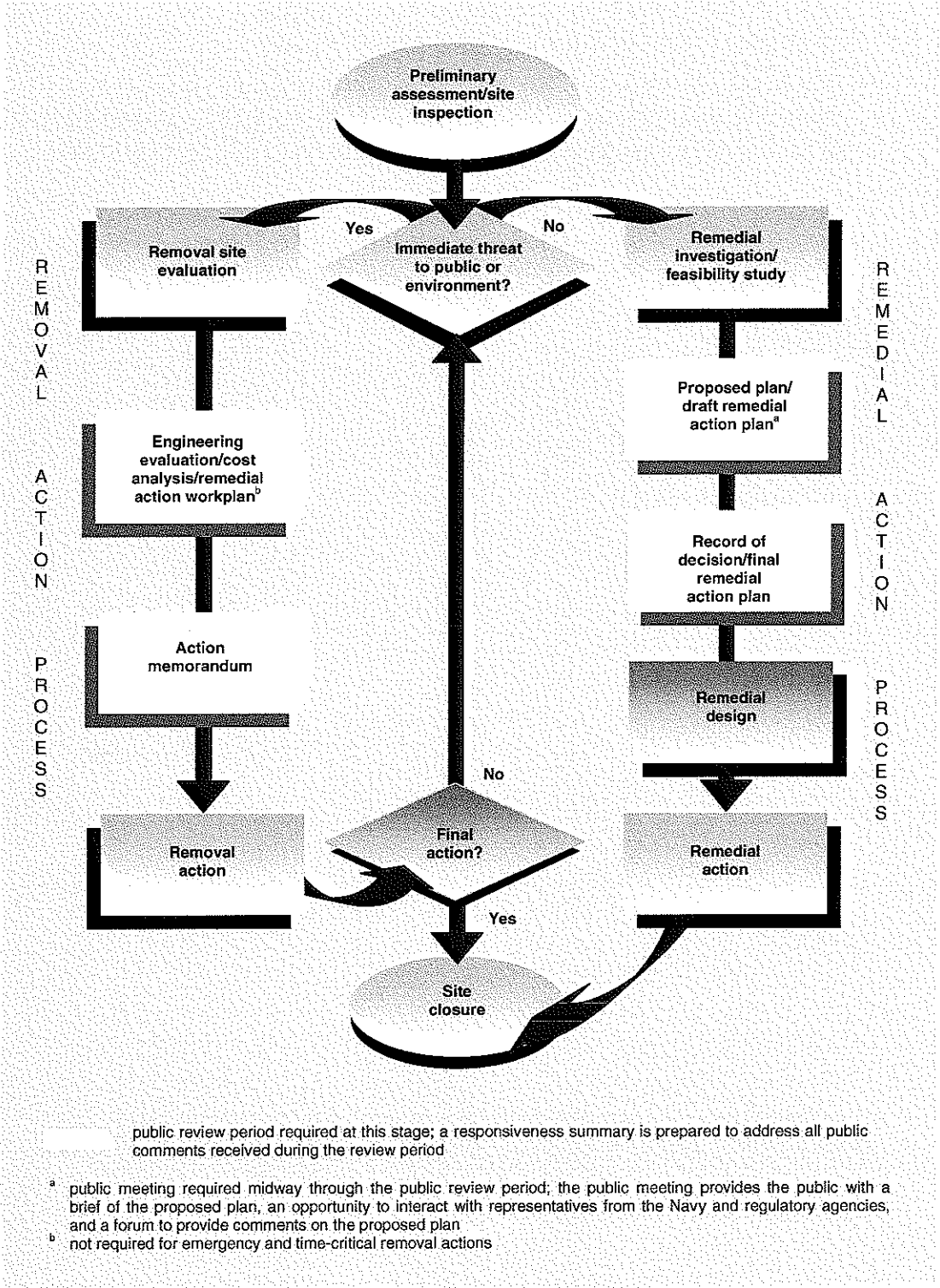


Figure 3-1  
Investigation and Cleanup Process

### Section 3 Community Relations Program

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- providing at least 30 calendar days for the public to review and submit written or oral comments on the proposed plan and holding a public meeting during the public comment period
- preparing a responsiveness summary, which is a response to significant comments, criticisms, and new data submitted during the public comment period
- notifying the public through a major local newspaper when a record of decision is adopted that documents the final remedial action plan, if it calls for no further action or a specific cleanup plan
- revising the Community Relations Plan before the remedial design stage or when deemed necessary by the MCAS El Toro BRAC Cleanup Team
- issuing a fact sheet and conducting, as appropriate, a public meeting after completion of the remedial design for specific sites

#### **3.1.2 Public Participation Requirements for CERCLA Removal Actions**

CERCLA removal actions are responses that may last only a few days or may require longer-term measures. In the past, removal actions have generally been used at sites determined to be a significant threat to public health or the environment. Today, however, removal actions are also being implemented as a means of expediting the cleanup process under the Fast Track Cleanup Program

At Former MCAS El Toro, removal actions have been interim actions preceding the final cleanup action. They have also been combined with other removal actions or remedial actions to expedite the cleanup and increase cost-effectiveness.

Federal and state guidelines specify that certain public participation activities should be conducted, depending on the length of time required to complete the removal action. To meet both the regulatory guidelines and the community's need to be informed and involved during the removal actions, the Navy implements all or a combination of the following activities:

- providing public access to work plans and other removal action documents in the public information repository and administrative record file
- placing newspaper advertisements and/or distributing press releases announcing the availability of the documents, the public comment period, and a contact person for more information
- providing at least a 30-calendar-day public comment period for the public to review and submit written comments on the removal action plan or engineering evaluation/cost analysis

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- preparing a responsiveness summary to address significant comments, criticisms, and new data submitted during the public comment period
- issuing a public notice or fact sheet before conducting of remedial or removal action
- presenting the removal action plan at RAB meetings, and seeking input from RAB members on behalf of the community
- meeting with local fire and emergency response agencies and other interested parties to review transportation routes and safety precautions when removal actions involve transporting materials off of the station

3.2 COMMUNITY RELATIONS ACTIVITIES

The following activities are the main components of the Former MCAS El Toro Community Relations Program. The activities are organized into the following three groups:

- public information
- public participation
- Community Relations Program administration

This section includes community relations activities required by federal law and regulations. The activities described in this section focus on the current program and detail specific communication tools and how they will be used. A historical perspective on the use of these activities was previously presented in Section 2.1 beginning on page 2-1. Brief descriptions of each are presented and suggestions and recommendations obtained from the community relations interviews conducted in February 2004 have been incorporated.

Table 3-1 generally illustrates the timing and range of community relations activities during remedial response actions. At any time within the longer-term remedial response process, a fast track removal action can be initiated. Table 3-2 illustrates the timing for community relations activities during removal actions.

3.2.1 Public Information and Outreach Activities

This section describes the printed material and other communications tools that keep the community, the media, and all interested parties informed about the environmental restoration efforts at Former MCAS El Toro.

3.2.1.1 FACT SHEETS

Fact sheets report on the progress of the investigation and cleanup activities at Former MCAS El Toro. The Navy will continue to produce these publications to provide specific details before starting cleanup operations for a particular site. Fact sheets

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summarize and highlight significant information and technical milestones, outline schedules, graphically demonstrate cleanup technologies, and announce upcoming opportunities for public involvement in the decision-making process



Table 3-1  
Timing and Overview of Community Relations Activities for CERCLA Remedial Response Actions

Community Relations Techniques	Completion of the Work Plan	During Remedial Investigation	Completion of Remedial Investigation	During Feasibility Study	Completion of Feasibility Study and		
					Proposed Plan/ Draft Remedial Action Plan	Completion of Decision/Final Remedial Action Plan	Start of Remedial Action
Information repository/administrative record	Establish			Update quarterly			
Information contact	✓			Ongoing			
Meetings/telephone contact with local officials	✓			Ongoing			
Informal discussion with residents	✓	✓		Provide as needed			✓
Development of Community Relations Plan	✓					Update	
Fact sheets				Provide as needed			
Public notice	✓		Provide as needed		✓	✓	✓
Restoration Advisory Board meetings	Establish			Hold regularly			
30-day public comment period					✓		
Meetings with transcript					✓		
Responsiveness summary					✓		

Acronym/Abbreviation:  
CERCLA – Comprehensive Environmental Response, Compensation, and Liability Act

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Table 3-2  
Timing and Overview of Community Relations Activities for CERCLA Removal Actions<sup>a</sup>

Activity	REMOVAL ACTION			
	Emergency <sup>b</sup>		Time Critical <sup>c</sup>	
	On-Site Activity Lasts Less Than 30 Days	On-Site Activity Lasts Less Than 120 Days	On-Site Activity Lasts More Than 120 Days	Non-Time-Critical <sup>d</sup>
Designate spokesperson	✓	✓	✓	✓
Notify affected community members	✓	✓	✓	✓
Establish administrative record file	✓	✓	✓	✓
Notify public of administrative record availability		✓	✓	✓
Establish information repository <sup>e</sup>			✓	✓
Provide 30-day comment period; publish notice and description of EE/CA/RAW		✓	✓	✓
Prepare response to comments		✓	✓	✓
Conduct community interviews <sup>e</sup>			✓	✓
Prepare Community Relations Plan <sup>e</sup>			✓	✓

Notes:

- <sup>a</sup> see Section 3.2 for detailed explanations of the activities
- <sup>b</sup> those releases or threats of releases requiring cleanup activities to begin on-site within hours of the lead agency's determination that a removal is appropriate
- <sup>c</sup> including emergencies lasting 30 days, those releases requiring cleanup activities to begin on-site within 6 months of the lead agency's determination, based on the site evaluation, that a removal action is appropriate
- <sup>d</sup> those releases or threats of releases not requiring cleanup activities to begin on-site within 6 months after the lead agency's determination, based on the site evaluation, that a removal action is appropriate
- <sup>e</sup> these public participation activities need not be duplicated if already developed and maintained under MCAS EI Toro's ongoing IRP

Acronyms/Abbreviations:

- CERCLA -- Comprehensive Environmental Response, Compensation, and Liability Act
- EE/CA -- engineering evaluation/cost analysis
- IRP -- Installation Restoration Program
- MCAS -- Marine Corps Air Station
- RAW -- Remedial Action Work Plan

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Fact sheets are written in clear, concise language, formatted with text and graphics for easy reading, and are printed on recycled paper. The Navy will strive to make these publications as easy to read as possible while presenting technical information in an accurate manner. These publications will continue to incorporate site maps and explanatory graphics to help the public better understand cleanup program activities. A mailing list request form, key Navy and regulatory agency project contacts, and information on the administrative record file and the information repository also will be included.

Fact sheets are widely distributed through the community relations mailing list. This list includes elected officials, parent-teacher associations and organizations, minority-based organizations, local environmental groups, local businesses, city councils, chambers of commerce, homeowners' associations, members of the RAB, members of the public, and members of the news media. If needed, fact sheets and other written material may be provided in languages other than English.

#### 3.2.1.2 PROPOSED PLANS

Proposed plans summarize remedial alternatives proposed for a site or group of sites. It serves as the primary communication tool to disseminate information on the Navy's preferred remedy for a site and other alternatives that have undergone detailed evaluation. It is distributed to all recipients on the community relations mailing list before the start of a 30-day public comment period and announces the location of the public meeting for the proposed plan. Proposed plans are also available at the station at the BRAC office and at the information repository. Copies can also be obtained by contacting project contacts listed on page 1-2 or in Appendix B.

Every proposed plan describes the components of each alternative, evaluates each alternative against nine criteria, and identifies the Navy's preferred alternative. Proposed plans are also produced if the preferred alternative for a site is no further action. Based on input received in the community interviews, proposed plans will use a more simplified reading style and layout and will be shorter in length. Proposed plans are designed to solicit public input on the potential remedial options and explain to readers the opportunities they have for providing input and comments on the alternatives. Once the public comment period closes, the comments are compiled and evaluated by the BRAC Cleanup Team to refine the remedial action. The final decision and response to comments (known as a responsiveness summary) are presented in the record of decision.

#### 3.2.1.3 ADMINISTRATIVE RECORD FILE

The administrative record file serves as a tool for the public to participate in selection of a response action. The file is open to the public and contains the documents that the Navy and regulatory agencies relied on when selecting response actions for sites at the station. These documents include historical records, field investigations reports and technical memoranda, remedial investigation reports, feasibility studies, regulatory agency comments and the Navy's responses, official correspondence, meeting minutes, RAB and

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community relations materials, and other technical documents. The administrative record file will continue to be maintained as described in Section 2.1.5.

The administrative record file for Former MCAS El Toro is in two locations. The original is maintained in San Diego at the Naval Facilities Engineering Command, Southwest Division, with a duplicate file at the BRAC office on the station. Details regarding the location of the administrative record and how to access the file can be found in Appendix D.

#### **3.2.1.4 INFORMATION REPOSITORY**

The information repository, established at the Heritage Park Regional Library in Irvine, provides public access to technical documents and information regarding the investigation and cleanup activities at Former MCAS El Toro. The repository contains a users' guide to help visitors find particular documents. It lists all documents housed in the collection and provides information about the administrative record file located at Former MCAS El Toro. The information repository also contains the following:

- updated community relations plan
- technical reports
- fact sheets
- current remedial investigation/feasibility study reports
- proposed plans
- records of decision including the responsiveness summary
- regulatory agency comments and Navy responses to comments
- RAB meeting minutes and handouts
- public meeting handouts and official transcripts from required public meetings
- other project information of interest to the community

The information repository also contains a complete and up-to-date listing of the administrative record file index and documents available for public review and comment.

New signage was put up in March 2004 at the information repository to point out the location of the users' guide at the information repository. Also, the current index was color-coded to correspond with documents on the shelves and the index states which particular shelf documents are located on. The address and telephone number for Heritage Park Regional Library are included on page 2-7. Additional information is included in Appendix D.

3.2.1.5 PUBLIC NOTICES

Paid public notices are prepared for publication in the main news sections of the *Los Angeles Times*, *Orange County Edition*, and the *Orange County Register* newspapers with a wide circulation to thousands of readers. Public notices are used to announce the issuance of proposed plans and opportunities for public comment on proposed CERCLA remedial response and removal activities, public comment periods and associated public meetings, RAB meetings, workshops, and information on the administrative record file and the information repository. Paid public notices are also used to announce the availability of the records of decision for specific sites, and the issuance of FOSLs and FOSTs.

RAB meeting mailers also contain a public notice that is designed and made available for replication and posting by recipients. The content of the notice is identical to those published in the newspapers. These public notices are also mailed out to news media staff listed on the community relations mailing list and those listed in Appendix F. Beginning in March 2004, based on input received in February 2004 from the community interviews, RAB meeting public notices and agendas were enhanced to include explanatory information on the specific technical presentations. This practice will be continued for all RAB and public meeting announcements, and used in other types of public notices. Other input received recommended that public notices be provided to other outlets, such as the County of Orange newsletter and to cities surrounding Former MCAS El Toro with the intention of using them in internal and external communications to further disseminate information on environmental restoration activities. This will be implemented when deemed appropriate. Also, local utility companies may be provided with information for the public, to be included in their billing statements.

Public Service Announcements

Public service announcements will be distributed to television and radio stations servicing the Former MCAS El Toro community, as appropriate. Cable stations may be requested to air public service announcements on their public bulletin boards.

3.2.1.6 MEDIA RELATIONS AND NEWS RELEASES

News media members receive all community relations mailings, which include key items such as RAB meeting announcements and public notices, fact sheets, and proposed plans. These materials are used by the news media in generating stories and articles. It may be beneficial to work closely with members of the news media to assist them by providing additional information. This could be timed so news articles that provide information on cleanup progress are published in tandem with environmental cleanup program achievements. News releases could be prepared to provide the media with background and specific information. The BRAC Environmental Coordinator and the Navy environmental public affairs officer will be available to provide direct communication and respond to media inquiries.

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Media events may be planned to coincide with news releases, providing the media with interview and photo opportunities and time-dated details on significant restoration program milestones. When available, videotaped interviews and footage of cleanup activities may be provided to local broadcast and cable stations.

#### **3.2.1.7 WEBSITES**

The Navy has established a comprehensive website and homepage for its environmental restoration program. The Navy will continue to promote the website and add new information as it becomes available. All written materials produced (fact sheets, proposed plans, RAB meeting minutes, etc.) for the Community Relations Program contain the website address and encourage readers to access the site for more information. The Navy will also provide information on other websites that can offer environmental information, including U.S. EPA and California Environmental Protection Agency websites. The address for the Navy's environmental homepage for Former MCAS El Toro is:

[www.navybracpmo.org](http://www.navybracpmo.org)

Appendix D provides additional information on websites.

#### **3.2.1.8 TARGETED OUTREACH**

If significant or potentially controversial activities or decisions are announced, prior notification will be provided to community contacts listed in Appendix F. This notification, by telephone or in writing, would designate a project spokesperson and will serve to maintain trusting and effective relationships between the Navy and the community. The Navy BRAC Environmental Coordinator has served as the key project spokesperson.

### **3.2.2 Public Participation Activities**

This section includes activities that are designed to provide the public with opportunities for direct communication and input, and to become effective participants in the decision-making process.

#### **3.2.2.1 RESTORATION ADVISORY BOARD**

Established in 1994, the MCAS El Toro RAB is designed to act as a focal point between the Navy and the local community for exchange of information regarding the environmental restoration program. The purpose of the RAB, detailed in the Mission Statement included in Appendix G, is to promote community awareness and obtain constructive community review and comment on environmental restoration actions to accelerate the cleanup and conversion of Former MCAS El Toro. RAB meetings are used to disseminate information about the Installation Restoration Program and other cleanup efforts and to assure that opinions about environmental restoration reflect diverse interests within the community.

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The RAB also serves to encourage a timely dialog between the community and the Navy. Although the RAB is not a formal advisory entity, it offers an opportunity for the local community members to provide advice and express concerns and needs directly to Navy officials and regulators. Board members work in partnership with Navy environmental officials and federal and state regulators on cleanup strategies through their reviewing and commenting on documents relating to environmental studies and cleanup activities. The RAB does not, however, take the place of other public participation and outreach activities required by law, regulation, or policy.

The Navy Co-chair and the community-elected Co-chair are jointly responsible for conducting RAB meetings, which are open to the public. Board members are asked to serve for a minimum of 2 years. The RAB has been meeting on a regular basis since 1994. Through July 2005, the RAB has held 76 meetings. Currently, the RAB meets bimonthly from 6:30 p.m. to 9:00 p.m. at Irvine City Hall Conference and Training Center, One Civic Center Plaza in Irvine. Appendix H contains the most recent RAB meeting schedule. The board conducts business according to the MCAS El Toro RAB Mission Statement and DoD guidance, which provides recommended procedures for operating boards (DoD and U.S. EPA 1994).

Technical presentations are made at each RAB meeting based on requests from RAB members and timeliness of project activities. Meetings will continue to be conducted in the same manner, which allows for significant opportunity for RAB members and community members in attendance to engage in a dialog (questions and answers) with Navy, regulatory agency representatives, and support contractors. All other RAB support activities will continue to be conducted as stated in Section 2.2.1. To enhance communication with RAB members, consideration will be taken to incorporate suggestions and recommendations from community interviews listed in Sections 2.2.1.3 and 2.2.2.

#### ***RAB Subcommittee Meetings***

The Navy will continue to arrange a location for RAB Subcommittee meetings that are held from 5:00 to 6:00 p.m. at Irvine City Hall, Room L-104, before the full RAB meetings. At the request of the RAB Subcommittee, the BRAC Environmental Coordinator and Navy Remedial Project Managers, will participate and make technical presentations to further enhance the understanding of environmental restoration issues.

#### **3.2.2.2 PUBLIC MEETINGS**

Public meetings are held to facilitate information exchange among the Navy, federal and state regulators, and the interested public. Meetings are held as required by federal and state regulations and take the form of open houses and educational workshops to provide the public with information on specific projects. Public participation and input is always encouraged at Former MCAS El Toro public meetings.

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### **Required Meetings**

As required by federal and state environmental regulations, public meetings are held to present preferred cleanup alternatives for remedial response actions. For example, they may present a summary of the investigation findings, the economic and technical evaluations of cleanup options, and an evaluation of the recommended cleanup action. Meetings are advertised by placing paid public notices in the *Los Angeles Times*, *Orange County Edition*, and the *Orange County Register* newspapers, and the public is invited to attend and provide input. Transcripts from these meetings are available at the information repository with all meeting materials and handouts. Public meetings are generally held at the midpoint of the public comment periods for the purpose of presenting key information and obtaining community input regarding the Navy's recommendations for cleanup or no further action. Removal actions do not require that a specific public meeting be held; however, the Navy covers removal actions at RAB meetings.

### **Other Meetings**

Additional public meetings are held if the project requires further technical or public input. Meetings, open houses, or educational workshops also may be scheduled if the community expresses a need to discuss project issues. For community members interested in keeping informed about activities more regularly, all RAB meetings are open to the public. The Navy will also provide speakers for meetings organized by local groups. A list of local community, environmental, and social organizations that have regular membership meetings is included in Appendix F, Part I, for use in planning meetings and tailoring information and outreach efforts.

### **Public Meeting Locations**

Public meetings for the Former MCAS El Toro Installation Restoration Program are held at Irvine City Hall. The specific meeting room depends on the number of people expected to attend, the location most convenient for those attending, and the availability of facilities. The Irvine Ranch Water District meeting facility may be used if Irvine City Hall is unavailable. Appendix D includes additional information.

### **3.2.2.3 PUBLIC COMMENT PERIODS**

A public comment period of at least 30 days is held for all Installation Restoration Program documents that are released for public review and comment. This includes proposed plans, engineering evaluation/cost analyses, and remedial action work plans. Public comment periods are announced in public notices and, as appropriate and timely, in fact sheets and special mailings. Paid public notices are published in the *Los Angeles Times*, *Orange County Edition*, and the *Orange County Register*. Requests for extended public comment periods are considered by the Navy if the requests are received in writing before the end of the original comment period. Such extensions are generally for an additional 15 to 30 days.



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Following the public comment period, a responsiveness summary is prepared. The responsiveness summary contains the Navy responses to public comments and records how comments have been considered in the selection of the final remedial or removal action. The responsiveness summary is prepared as an attachment to the record of decision (remedial action) or the action memorandum (removal action) that formalizes the rationale and selection of the final cleanup activity. The responsiveness summary is also available for public review at the information repository before the beginning of remedial action.

**3.2.2.4 SITE TOURS**

Site tours are conducted to provide RAB members and other interested individuals with a firsthand view of the investigation and cleanup activities at Former MCAS El Toro. Tours are most effective for providing interested community members with a better understanding of site locations and environmental conditions. Subsequent tours are effective for monitoring project progress. As appropriate, those touring the site have the opportunity to see cleanup work being performed. The Navy assesses opportunities for site tours as the restoration program progresses. Site tours will continue to be a vital communication tool to help community members understand environmental cleanup progress. If there is a heightened demand and the need arises, the Navy may look into developing a self-guided tour of the former station.

**3.2.3 Community Relations Program Administration**

This section describes the support activities that are necessary components for implementation of the public information and participation efforts of the Community Relations Program for Former MCAS El Toro.

**3.2.3.1 MAILING LIST**

A mailing list database is maintained to support the dissemination of written materials and announcements pertaining to the environmental investigations and cleanup efforts. The list includes RAB members, key community groups, and individuals who have indicated an interest in receiving project information. A coupon that can be used to request placement on the mailing list is included with all fact sheets and proposed plans, and is available at RAB and public meetings. In addition, all public information materials and notices include the name and contact information of the Navy BRAC Environmental Coordinator for MCAS El Toro and other key project contacts. People who want to be added to the mailing list or receive more information are advised to contact these representatives and make their requests.

The Former MCAS El Toro mailing list for distribution of fact sheets and other project mailings includes the following:

- MCAS El Toro RAB members
- members of the public

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- homeowners' associations
- chambers of commerce and local businesses
- local environmental groups
- local organizations
- elected officials (Board of Supervisors and city council members from cities surrounding Former MCAS El Toro)
- other individuals identified in Appendix F
- locally based media resources (Appendix F, Part II)
- DTSC mandatory mailing list (Appendix I)

The mailing list database is comprised of the following components:

- the RAB mailing list, which includes approximately 344 recipients (as of August 2005)
- the general mailing list, which includes approximately 518 recipients (as of August 2005) and is maintained for fact sheet and proposed plan mailings

The general mailing list contains individuals and organizations that have indicated they do not need the detail of the bimonthly RAB mailings. However, they have indicated an interest in receiving the basewide summaries and information on specific environmental program activities that fact sheets and proposed plans provide. All recipients on both mailing lists receive fact sheets and proposed plans. First time attendees at RAB and public meetings are regularly added to the mailing list.

With the operational closing of MCAS El Toro in July 1999, the mailing list no longer includes hundreds of station housing and worker recipients. Instead, it has been tailored to focus on the community members expressing interest in environmental restoration activities. As of August 2005, there are 518 recipients on both mailing lists.

#### **3.2.3.2 EVALUATION OF COMMUNITY RELATIONS ACTIVITIES**

The public information and participation activities described in this Community Relation Plan are reviewed quarterly by the Navy and its community relations contractors for effectiveness in meeting Community Relations Program goals and objectives. The lead and support oversight agencies, U.S. EPA and DTSC, may also evaluate activities for their effectiveness. It is requested that recommendations for improved community relations activities and enhanced public participation be communicated in writing to the MCAS El Toro BRAC Environmental Coordinator. Feedback and recommendations from community members are encouraged.

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3.2.3.3 COMMUNITY RELATIONS PROGRAM REVISIONS

This updated Community Relations Plan contains recommendations provided by those community members interviewed in February 2004. The Navy has incorporated those suggestions into this Plan and will implement them as deemed appropriate. In addition, the Navy will revise all or part of the Community Relations Plan, as necessary, to reflect significant changes in the Installation Restoration Program, incorporate new information, reflect changes in community concerns, or adjust public participation activities to meet these changes. A revised plan assures that the Navy remains sensitive to community concerns throughout all phases of the environmental restoration of Former MCAS El Toro. In the future, additional interviews may be conducted to identify and reevaluate the needs and concerns of the community and to support revisions to the Community Relations Plan.

Section 4  
SITE DESCRIPTIONS AND INVESTIGATIONS

Aviation activities at the station during more than 50 years of operation generated oils, paint residues, hydraulic fluid, used batteries, and other substances. In the past, little was known about the effects of these substances, and disposal technologies were limited. Recognition that these substances might be harmful to human health and the environment later resulted in laws and regulations governing their proper disposal. The Installation Restoration Program was developed by the DoD to comply with federal guidelines for managing and controlling past hazardous waste disposal actions (DON 2001). Since 1990, the Marine Corps and Navy have been identifying, investigating, and cleaning up contamination resulting from past operations at MCAS El Toro. Solvents, paint strippers, battery acid, fuel, oil, and metals resulting from past waste management and disposal operations are targeted for cleanup.

The Navy is the lead federal agency responsible for conducting remedial investigations and implementing the final cleanup plans at Former MCAS El Toro. U.S. EPA is the lead federal agency responsible for reviewing and approving all proposed work plans and technical documents, and for overseeing investigation and cleanup. DTSC serves as the state's lead oversight agency. The RWQCB Santa Ana Region also participates in an oversight and review role. The Navy and these agencies make up the MCAS El Toro BRAC Cleanup Team, which serves as the primary forum for assessing cleanup progress, obtaining consensus on problem issues, eliminating confusion regarding the station's environmental activities, and assuring compliance with environmental laws and regulations. The BRAC Cleanup Team is a working group that represents the signatory agencies to the legally enforceable FFA.

In addition to the Installation Restoration Program sites, areas called locations of concern have been identified and managed under the Environmental Compliance Program, a parallel program to the Installation Restoration Program that handles most locations of concern. However, petroleum-only sites are managed under the Petroleum Corrective Action Program. The lead regulatory agency for the Petroleum Corrective Action Program is RWQCB. Examples of locations of concern are storage tanks, storage areas, polychlorinated biphenyl (PCB) transformers, and oil/water separators. As of August 2005, a total of 956 locations of concern have been identified at Former MCAS El Toro. Of these, 855 have received regulatory agency concurrence that no further action is required. Four more sites are undergoing agency review for closeout. Another 97 sites are progressing towards closeout. Investigations of these sites are mostly completed, some will undergo either a removal or remedial action. Table 4-1 lists the locations of concern at Former MCAS El Toro and it is accompanied by a list of acronyms and abbreviations. This list includes the Installation Restoration Program sites identified by the Navy.

The Navy has identified 24 sites (Sites 1 through 22, 24 and 25) at Former MCAS El Toro that are covered under the Installation Restoration Program. Of these, 22 were evaluated during the Phase 1 remedial investigation (JEG 1994), which was completed in 1993. Site 23 (Wastewater Treatment Plant Sewer Lines) was evaluated and closed as part of the RCRA facility assessment (JEG 1993); however, this site is not listed among the inventory of Installation Restoration

Section 4 Site Descriptions and Investigations

Program sites. Site 23 was eventually included as part of Site 24, VOC Source Area, because the sewer lines were investigated as a potential source of VOCs. Therefore, Site 23 was eliminated

Table 4-1  
Locations of Concern Status –August 2005

Status	USTs	ASTs	OWSs	APHOs	SWMU <sup>a</sup> TAAs <sup>b</sup>	MSC	PCB XFRMRs	IRP SITES
TOTAL (956)	408	39	56	124	157	24	124	24
NFA <sup>c</sup> (855)	373	36	54	112	127	16	124	13
Complete (89%)	91%	92%	98%	91%	81%	66%	100%	54%
Closeouts in Agency Review (4)	1	2	0	0	1	0	0	0
In Progress (97)	34	1	2	12	29	8	0	11

<sup>a</sup> (93 with 83 NFAs includes 3 SWMUs (104, 105, & 106) with NFA determinations pending results of radiological survey.

<sup>b</sup> (64 with 44 NFAs)

<sup>c</sup> <3% of NFAs (19 LOCs) required advanced cleanup

References: May 25, 2005, MCAS El Toro RAB Meeting, updated August 2005

Acronyms/Abbreviations:

- APHO – aerial photograph features/anomalies
- AST – aboveground storage tank
- IRP – Installation Restoration Program
- LOC – location of concern
- MSC – miscellaneous
- NFA – no further action
- OWS – oil/water separator
- PCB – polychlorinated biphenyl
- PRL – potential release location
- SWMU – solid waste management unit
- TAA – temporary accumulation area
- UST – underground storage tank
- XFRMR – transformer

from the Installation Restoration Program. Two additional sites (Sites 24 and 25) were identified in the final Work Plan Phase II Remedial Investigation/Feasibility Study (BNI 1995), bringing the total to 24 Installation Restoration Program sites. To effectively manage the overall cleanup effort for the 24 sites, the Navy has grouped the sites sharing common characteristics into three Operable Units (OUs): OU-1, -2, and -3. A summary of site groupings for these OUs follows.

- OU-1 addresses groundwater chemical constituents on a regional level and consists of one site (Site 18).

#### Section 4 Site Descriptions and Investigations

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- OU-2 consists of three subunits (OU-2A, OU-2B, and OU-2C) and primarily addresses potential source areas of chemicals in groundwater.
  - OU-2A includes Site 24 (VOC Source Area) and Site 25 (Major Drainages).
  - OU-2B addresses Site 2 (Magazine Road Landfill) and Site 17 (Communications Station Landfill).
  - OU-2C addresses Site 3 (Original Landfill) and Site 5 (Perimeter Road Landfill).
- OU-3 comprises the remaining 17 sites, which are Sites 1, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 19, 20, 21, and 22. Portions of three sites (Sites 15, 19, and 20) are no longer part of the Installation Restoration Program; they have been withdrawn due to CERCLA petroleum exclusion and have been closed under the Petroleum Corrective Action Program.

Installation Restoration Program sites undergo a detailed investigation and evaluation to determine if cleanup is required. The Navy and regulatory agencies concurred, based on the results of environmental investigations conducted, that no further action is necessary at 13 of the Installation Restoration Program sites, while 11 of the sites require further investigation and/or assessment or have a remedial (cleanup) action underway. Figure 1-2 shows the locations of the 24 Installation Restoration Program sites and identifies the No Action, Completed Sites and the Further Action Required Sites.

The purpose of this section of the Community Relations Plan is to briefly describe the status of the environmental investigations and cleanup activities at each OU. Since the Installation Restoration Program is in the mature stages, the focus will be on the OUs and sites where further investigation and action is necessary or a remedial or removal action is underway. Figure 4-1 presents each step of the Installation Restoration process and summarizes the status of each OU and the sites. Detailed information on the Installation Restoration Program sites and locations of concern is available in other MCAS El Toro documents. Readers are advised to consult the following documents at the administrative record file and the information repository:

- United States Department of the Navy. 2003. Final Environmental Baseline Survey, Former MCAS El Toro. September.
- United States Department of the Navy. 2004a. Final Finding of Suitability to Transfer Parcel IV and Portions of Parcels I, II, and III, Former Marine Corps Air Station, El Toro, California. July.
- United States Department of the Navy. 2004b. Final Finding of Suitability to Lease Carve-Outs Within Parcels I, II, and III, Former Marine Corps Air Station, El Toro, California. July.

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Figure 4-1  
MCAS El Toro Installation Restoration Program Progress Status Update

NPL Listing/ Federal Facility Agreement Signed	Remedial Investigation (RI)	Feasibility Study (FS)	Proposed Plan/ Public Comment Period	Record of Decision (ROD)/ Responsiveness Summary	Remedial Design	Remedial Action
The Station was placed on U.S. EPA's National Priorities List in Feb. 1990.	OU-1 (Site 18)—Groundwater, Remedial Design Underway					Marine Corps/Navy implements the cleanup.
	OU-2A (Site 24)—Groundwater, Remedial Design Underway					
	OU-2A (Site 24)—Soil Cleanup Completed, No Further Action Record of Decision in Development					
	OU-2B (Sites 2 & 17)—Landfills, 90% Remedial Design Package Issued					
	OU-2C (Sites 3 & 5)—Landfills, Updated Feasibility Study Re-issued					
	OU-3 (Site 1)—EOD Range					
	OU-3 (Sites 4, 6, 7, 9, 10, 13, 14, 15, 19, 20, 21, 22) & OU-2A (Site 25)—No Action Required		Completed ✓			
	OU-3 (Sites 8 & 12)—Soil Sites, Updated Feasibility Study Re-issued					
	OU-3 (Site 11)—Soil Site, Remedial Action Underway					
	OU-3 (Site 16)—Soil & Groundwater, Remedial Design Underway	The FS identifies remedial alternatives for soil and groundwater cleanup.	The public has the opportunity to review and comment on the preferred remedy and other proposed alternatives.	The selected remedial alternative and responses to public comments are documented in the ROD.	Detailed plans and specifications for the selected remedy are developed.	
	The RI identifies the nature and extent of soil and groundwater contamination.					

## Section 4 Site Descriptions and Investigations

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United States Department of the Navy. 2005. Draft Final Finding of Suitability to Transfer #2 Portions of Parcels II and III, Former Marine Corps Air Station, El Toro, California. May.

As part of the base closure process for release of the station for reuse, a Historical Radiological Assessment (HRA) was conducted. The HRA addresses general radioactive material, which includes small quantities of non-permitted consumer products. These include such items as commercial smoke detectors, luminescent signs, and welding rods. Several investigations were conducted throughout the former station, and a series of reports have been completed presenting results. Overall, no adverse effect from general radioactive material on the population or on the environment has occurred. Section 4.5 provides readers with more information.

### 4.1 OPERABLE UNIT-1, SITE 18 AND OPERABLE UNIT-2A, SITE 24

The descriptions in the Sections 4.1.1 and 4.1.2 cover both OU-1 and OU-2A since the two sites within these OUs were investigated together during the Phase II remedial investigation and both were impacted by the same contamination source.

#### 4.1.1 Operable Unit-1 and Operable Unit-2A Description

OU-1 consists of Site 18, the Regional Groundwater Plume, and addresses VOCs present in a large groundwater plume within the principal aquifer off-station. OU-2A consists of two environmental media, soil and groundwater, from the shallow groundwater unit at Site 24, the VOC Source Area. VOCs consist of chemicals from solvents commonly used in industrial operations for degreasing machinery and cleaning.

VOCs in soil at Site 24 were the source and starting point for contamination that migrated to groundwater. Site 24 encompasses approximately 200 acres in the southwest quadrant of Former MCAS El Toro. Two large aircraft hangars (Buildings 296 and 297) and several smaller buildings within the Site 24 boundary were used for aircraft and vehicle maintenance, repair, and support. Industrial solvents containing TCE or PCE may have been used for degreasing parts, paint stripping, and aircraft washing during maintenance activities. Historically, VOCs migrated through soil at Site 24 to the shallow groundwater aquifer at the site, then beyond the station and into the deeper regional aquifer, Site 18. The plume extends beyond the western boundary of Former MCAS El Toro to approximately 3 miles to the west beneath the City of Irvine (BNI 1996b). Groundwater from the plume area is not used as a source for drinking water.

OU-2A includes Site 25, Major Drainages, consisting of Agua Chinon Wash, Bee Canyon Wash, Borrego Canyon Wash, and Marshburn Channel at Former MCAS El Toro. These channels are usually dry. However, during storm events, runoff from surrounding hills and irrigated farmland combines with station runoff that flows off of the station into San Diego Creek. The channels were evaluated as a potential source of regional VOC groundwater contamination. Results of the remedial investigation indicated these channels were not the source of the contamination (BNI 1996b). Human-health and ecological risk assessments, conducted as part of the remedial investigation,



#### Section 4 Site Descriptions and Investigations

indicated no need for cleanup action. The Navy issued the proposed plan in 1997 (MCAS El Toro 1997c) recommending no further action for all of the channels. The record of decision for no further action, signed by all parties of the FFA, followed later that year.

#### 4.1.2 Operable Unit-1 and Operable Unit-2A Status of Groundwater Cleanup

The Navy completed a detailed remedial investigation/feasibility study in 1997 (BNI 1997a, JEG 1996) to further assess environmental conditions and determine cleanup alternatives for groundwater at Sites 18 and 24. From 1998 through 2002, routine groundwater monitoring activities were performed at Sites 18 and 24 while groundwater cleanup alternatives were further evaluated. In 2001, an agreement was reached between the Orange County Water District and Irvine Ranch Water District and the United States (Department of Justice on behalf of the Navy) in support of a multipurpose project (the Irvine Desalter Project) to extract and treat groundwater within the plume at Site 18. Groundwater in the shallow aquifer at Site 24 will be extracted by the Navy and treated and disposed of under a separate contract with the Orange County Water District and Irvine Ranch Water District. The proposed plan (MCAS El Toro 2001) for groundwater at Sites 18 and 24 was issued for public comment in November 2001. The record of decision for OU-1 (and OU-2A) that finalized the remedial (cleanup) action decision for VOC-contaminated groundwater was completed and signed by all parties of the FFA in June 2002 (DON 2002). Remedial design activities for the final remedy are underway and design is scheduled for completion in early 2005. Construction of the final remedy is scheduled to begin in 2005. The final remedy will protect the public and meet the groundwater cleanup objectives identified in the record of decision.

#### 4.1.3 Operable Unit-2A Status of Soil Cleanup

The Navy issued the remedial investigation and feasibility study reports for Site 24 in June and August 1996, respectively. The remedial investigation determined that VOCs are present in soil and have migrated downward to groundwater (BNI 1996b). The feasibility study evaluated soil cleanup technologies (BNI 1997a). Pilot studies using portable soil vapor extraction treatment units were conducted during the feasibility study in 1996 and again in 1998 to test the effectiveness of this technology for cleaning up the soil. Soil vapor extraction removes VOCs from soil by applying a vacuum to a network of underground extraction wells to pull VOCs, in the form of vapor or gas, to the surface. Extracted vapors pass through a carbon filter system, VOCs are trapped, and clean air is dispersed into the atmosphere. The proposed plan (MCAS El Toro 1997b) for soil cleanup was issued for public comment in May 1997. The interim record of decision (DON 1997a,b), selecting soil vapor extraction for soil cleanup at Site 24, was signed in September 1997. Implementation of soil vapor extraction treatment began in 1999, confirmation sampling of soil was completed in 2000, and the draft closure report (Earth Tech 2001) was completed in June 2001 for review by the regulatory agencies. The draft

## Section 4 Site Descriptions and Investigations

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final closure report (Earth Tech 2002) was concurred upon by the FFA signatories in early 2004. A new proposed plan recommending no further action was issued in July 2005 for public comment. A final record of decision will be issued after the public comment period.

### 4.2 OPERABLE UNIT-2B, SITES 2 AND 17

This section describes each of these sites and presents the status of the remedial action and landfill capping at these two inactive landfill sites.

#### 4.2.1 Description of Inactive Landfill Sites 2 and 17

OU-2B includes two inactive landfills, Site 2 (Magazine Road Landfill) and Site 17 (Communication Station Landfill), which are in a portion of the station that has been dedicated to the protection of natural habitat.

Site 2 was used as a landfill from 1959 until 1991. Wastes disposed of in the landfill consisted of materials typical of municipal and industrial activities that occurred at MCAS El Toro. Waste included construction debris, municipal wastes, waste oils, solvents, hydraulic fluids, and paint residues. Groundwater sampling and routine monitoring results have reported the presence of VOCs in groundwater below the Site 2 landfill.

Site 17 was reportedly used as a landfill from 1981 to 1983, although there is some evidence the area may have been used as a landfill as early as 1970 and as late as 1986. Wastes disposed at this landfill include material typical of domestic waste.

#### 4.2.2 Status of Remedial Action at Inactive Landfill Sites 2 and 17

The Navy completed the remedial investigation/feasibility study for Sites 2 and 17 in 1997. The proposed plan was issued for public comment in May 1998 (MCAS El Toro 1998). The final interim record of decision (DON 2000) was signed in July 2000, and identified the selected remedy for both former landfills at Sites 2 and 17 as a 4-foot thick, single-layer soil cover (cap). U.S. EPA considers capping as an effective and proven remedy for landfills. The Sites 2 and 17 record of decision was interim because it presented the selection for remedial action for only soil (not groundwater) at Site 2 and soil and groundwater at Site 17. Groundwater at Site 2 is being addressed separately from the landfill caps. The interim record of decision also did not contain the results of a radiological survey that was later conducted at these sites. The results of the radiological survey and assessment are included in the remedial design documents for these sites. Section 4.5 contains more information on the radiological assessment conducted at Former MCAS El Toro. The draft final remedial design submittal for Sites 2 and 17 was submitted to the BRAC Cleanup Team for review in summer 2004. Details for the design of both landfill caps were included in the submittal. The final remedial design for the landfill caps is being developed and is anticipated to be completed in the fall of 2005.

## Section 4 Site Descriptions and Investigations

Following the completion of the final design, landfill cap construction is anticipated to be completed in 2007.

For groundwater at Site 2, subsequent investigations were conducted to assess the nature and extent of VOCs in groundwater, primarily TCE and PCE, and to evaluate whether these compounds are naturally attenuating (being reduced by naturally occurring biodegradation and other processes). A long-term aquifer test was completed in 2003 with the primary objective of gathering data to assist in the selection of a groundwater remedy for Site 2. Test results led evaluators to conclude that the groundwater system is complex, consisting of numerous zones with differing characteristics. In 2005, a microcosm study was performed to further evaluate the potential for biodegradation of contaminants.

Based on the new information obtained from the supplemental investigation, a draft feasibility study addendum report was prepared (Earth Tech 2005a). The purpose of this report is to provide information on the evaluation, development, and analysis of appropriate remedial alternatives for Site 2 VOC groundwater plumes. After the final feasibility study report is completed, the Navy anticipates issuing a proposed plan in early 2006. The Navy anticipates issuing a draft record of decision following the public comment period and completing the final record of decision that selects the remedial alternative for Site 2 groundwater later in 2006.

### 4.3 OPERABLE UNIT-2C, INACTIVE SITES 3 AND 5

This section describes each of the OU-2C sites and presents the status of the remedial action and landfill capping at these two inactive landfill sites.

#### 4.3.1 Description of Inactive Landfill Sites 3 and 5 and Anomaly Area 3

OU-2C includes two additional inactive landfills, Site 3 (Original Landfill) and Site 5 (Perimeter Road Landfill) that are within former operational portions of MCAS El Toro. Site 3 was used as a landfill from approximately 1943 to 1955 and received wastes, which included metals, incinerator ash, solvents, paint residues, hydraulic fluids, engine coolants, construction debris, oily wastes, municipal solid wastes, and inert solid wastes. Site 5 was used as a landfill from 1955 to the late 1960s and received wastes, which included burned trash, municipal solid waste, unspecified fuels, oils, solvents, cleaning fluids, scrap metal, paint residues, and other wastes. OU-2C also includes Anomaly Area 3, an area that was used from 1972 to 1988 as a disposal area for construction debris, which was later covered with clean fill.

#### 4.3.2 Status of Remedial Action at Inactive Landfill Sites 3 and 5

The Navy completed the remedial investigations/feasibility studies (BNI 1997c,d,e,f) for Sites 3 and 5 in 1997. The proposed plan (MCAS El Toro 1998) was issued for public comment in May 1998. The original draft record of decision (DON 1999a) was completed in March 1999 for BRAC Cleanup Team review. It identified landfill capping as the preferred remedy for Sites 3 and 5. This is similar to what was proposed for Sites

## Section 4 Site Descriptions and Investigations

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2 and 17 (OU-2B); however, the landfill caps for these sites will contain a flexible membrane liner built into the cap. Completion of the record of decision was delayed pending completion of the radiological survey at the landfill sites.

The radiological investigation was completed in 2004. Full results of the radiological investigation at these sites are presented in a draft radiological release report, see Section 4.5. This report concluded that radionuclides on the surface areas of each site, specifically radium-226, were within the range of background radiation and should be eliminated as a chemical of concern at both sites.

Additionally, a supplemental site characterization was conducted and completed at Sites 3 and 5 in 2004 to further delineate the landfills. Results indicated that there is significantly less waste material at the landfill; and the boundaries or extent of the landfills are smaller than reported in the remedial investigation. New information, available from additional investigations conducted at the landfills, and agreements with federal and state regulatory agencies resulted in preparation of a draft feasibility study addendum report (Earth Tech 2005b) that modified and reevaluated the previously developed remedial alternatives for Sites 3 and 5. Based on the new information, a new Proposed Plan will be prepared.

The new proposed plan is expected to be issued in late 2005. A new draft record of decision will be prepared for BRAC Cleanup Team review after the proposed plan comment period. The final record of decision is scheduled for completion in 2006. Concurrence on the final radiological release report by the BRAC Cleanup Team is required before a final record of decision for Sites 3 and 5 can be prepared and issued.

### **4.4 OPERABLE UNIT-3, SITES 1, 8, 11, 12, AND 16**

This section describes OU-3, which consists of five Installation Restoration Program sites that are undergoing environmental investigation or subsequent steps in the CERCLA process.

#### **4.4.1 Description of Site 1, Explosives Ordnance Disposal Range**

Site 1, Explosive Ordnance Disposal Range, was used for ordnance training and detonation of munitions from 1952 to 1999. During operational years, the range was divided into the northern and southern sections. The Marines used the northern section for training purposes and explosive disposal. Munitions used in training activities included cartridge-actuated devices and ammunition, hand grenades, and land mines. The Federal Bureau of Investigation, the Orange County Sheriff's Department, and other local law enforcement agencies used the southern section for training and to safely dispose of explosives retrieved from law enforcement operations within the local community. Site 1, a high security area while in operation, is currently fenced with a locked gate.

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#### 4.4.2 Phase II Remedial Investigation Status of Site 1

A three-tiered remedial investigation was initiated in 2001 at Site 1. This effort included conducting geophysical surveys, drilling boreholes, installing wells, collecting soil, groundwater and sediment samples to determine the nature and extent of contaminants at the site, and to assess risk to human health and the environment. Additionally, an evaluation of the nature and extent of munitions and explosives of concern (MEC) was conducted as part of the Munitions and Explosives of Concern Range Evaluation. The field activities constituting this investigation included surface surveys, geophysical surveys, and subsurface MEC sampling. Results of these evaluations are documented in the draft remedial investigation report which was issued in June 2005.

The sampling efforts detected perchlorate, a substance found in explosives and solid rocket fuel, and it is present in groundwater at Site 1. Consequently, the presence of perchlorate led to aquifer characterization and treatability testing to provide data to evaluate remedial options for treatment of perchlorate-impacted groundwater at Site 1. A series of up to four aquifer tests in the central portion of Site 1 in the vicinity of maximum perchlorate impacts to groundwater quality commenced in summer 2005. Aquifer tests will provide information about aquifer hydraulic characteristics and potential flow boundaries. A microcosm study will be conducted to provide preliminary information about potential treatment options. This effort specifically involves baseline groundwater sampling and analyses, installation of extraction and observations wells, aquifer testing, evaluation of hydrologic data, evaluation of ion exchange for *ex-situ* treatment (treated at the surface) of perchlorate-impacted groundwater, and a bench-scale microcosm study to evaluate *in-situ* treatment (treated in place) of impacted groundwater.

A radiological assessment was conducted as a component of the remedial investigation. Surveys have been completed and the results of this survey will be documented in a release report scheduled for completion in 2005.

At Site 1 there is a pond area that was thought to contain Riverside fairy shrimp, a federally endangered species. The pond was created when barriers were installed in 1980 to control surface water flow at the Explosives Ordnance Disposal Range. As a result of heavy seasonal rainfall during winter 2004 and early spring 2005, the Navy was able to sample pond surface water and perform protocol sampling (a procedure to confirm the presence of a species). Protocol sampling revealed the presence of a healthy Riverside fairy shrimp population. The Navy, in conjunction with the BRAC Cleanup Team, further examined ways to efficiently sample this area to determine if explosive materials could have an impact on the fairy shrimp. Sediment sampling was completed as part of the remedial investigation activities and results are incorporated into the remedial investigation report for Site 1.

Following the remedial investigation report, the Navy will issue a feasibility study report in 2006 that presents the evaluation of potential cleanup options for Site 1. A proposed plan would follow in fall 2006 and the final record of decision would be completed in 2007.

## Section 4 Site Descriptions and Investigations

### 4.4.3 Description of Sites 8, 11, and 12

Site 8, Defense Reutilization and Marketing Office Storage Yard, was used from the mid-1970s until operational closure of the station in July 1999. The yard was used as a general recycling center and to store scrap and salvage materials, such as mechanical and electrical components, and containerized liquids of unknown composition.

Site 11, the Transformer Storage Area, was used to store approximately 50 to 75 electrical transformers between 1965 and 1983. Five transformers leaked PCB transformer oil onto the concrete pad.

Site 12, former Sludge-drying Beds, operated from 1965 to 1983 in conjunction with an on-station secondary wastewater treatment plant. The sludge generated from the plant was dried in this area and subsequently was abandoned in the drying beds.

### 4.4.4 Status of Remedial Actions at Sites 8, 11, and 12

The remedial investigation (BNI 1997b) and feasibility study (BNI 1998) for Sites 8, 11, and 12 were completed in March 1997 and January 1998, respectively, and the proposed plan was issued for public comment in May 1999 (MCAS El Toro 1999). The remedy for Site 11 was selected in a final record of decision in September 1999 (DON 1999b). Sites 8 and 12 were not included in this record of decision because the radiological survey had not been completed. Subsequently, a reevaluation of the potential risk to human health at Sites 8, 11, and 12 was performed in 2001 and the report was issued in February 2003. The reevaluation was necessary to update several exposure factors and toxicity indices used in the previous risk evaluation. The BRAC Cleanup Team then reviewed several issues associated with these sites.

For Site 11, an explanation of significant differences was issued in May 2003 that documented results from the risk evaluation. Subsequently, the remedial design and work plan for excavation and disposal of contaminated soil was developed. Work began in June 2005 and was completed in July 2005. Excavated soil, demolished asphalt, and concrete was loaded and hauled to a U.S. EPA-approved disposal facility for hazardous waste. A final closeout report for Site 11 is scheduled for release in 2006.

Sites 8 and 12 were included in the stationwide historical radiological assessment after the remedial investigation, and both sites were recommended for further investigation. Subsequently, radiological scan surveys and soil sampling were conducted and radium-226 was identified as a potential chemical of concern based on its use as a component in the paint used for aircraft dials, gauges, and other equipment requiring luminescence.

Based on these findings, a draft feasibility study addendum report (Earth Tech 2005c) was prepared to evaluate new remedial alternatives for Site 8 that addresses radium-226, a primary chemical of concern at the site. Subsequently, new site information has significantly affected the scope and cost of the preferred remediation alternative presented in the original proposed plan. Since these significant changes could not have been reasonably anticipated based on the information previously made available to the public, a new, revised proposed plan will be issued for public comment in late 2005. It is

## Section 4 Site Descriptions and Investigations

anticipated that the final record of decision will be issued in 2006. It will formally document the conclusions of the risk reevaluation, the results from the radiological survey, and the selected alternative for cleanup of Sites 8 and 12.

### 4.4.5 Description of Site 16

Site 16, Crash Crew Pit No. 2, was used for firefighter training from 1972 to 1985. During training, flammable materials were ignited in the pits and then extinguished. A mixture of water and jet fuel, aviation gasoline, crankcase oil, and other wastes was used for the training activities.

### 4.4.6 Status of Remedial Action at Site 16

The remedial investigation was completed in 1996, and additional sampling was performed in 1999 to support the feasibility study process. A draft feasibility study was developed that recommended conducting a pilot study to evaluate the effectiveness of a multi-phase extraction technology that removes soil and groundwater contamination from the site at the same time. The pilot test, conducted from August 2000 through April 2001, was effective for soil cleanup but had limited impact on the groundwater. The feasibility study (BNI 2002) was finalized and a proposed plan (MCAS El Toro 2002) was issued for public comment in September 2002. The draft record of decision for Site 16 was submitted in November 2002 for regulatory agency review. The preferred alternative included monitored natural attenuation for groundwater, grading for soil, and limited land-use restrictions for both soil and groundwater (MCAS El Toro 2002). Groundwater extraction and treatment was proposed as a contingency (backup) remedy should monitored natural attenuation fail to reduce VOC concentrations. The final Record of Decision for Site 16 identified monitored natural attenuation with institutional controls as the final remedy for this site (DON 2003b).

In September 2004, the remedial design/remedial action work plan was completed. Newly installed monitoring wells were included in groundwater sampling conducted in fall 2004 and subsequent monitoring rounds to evaluate natural attenuation conditions at the site. A final tech memo was issued in May 2005 based upon the monitoring conducted in September and October 2004. The Site 16 Final Remedial Design is expected to be issued in December 2005 followed by the Operating Property and Successfully (OPS) final report in 2006.

## 4.5 RADIOLOGICAL ASSESSMENT AT FORMER MCAS EL TORO

As part of the base closure process for release of the Station for reuse, a Historical Radiological Assessment (HRA) was conducted. The purpose of the HRA is to identify potential low-level radioactive material and radioactive contamination based on existing or derived information and to identify site(s) that need further action as opposed to those sites posing no threat to human health. The HRA further provides assessment of the likelihood of contamination migration; and, provides initial classification of the sites(s) or survey unit(s) as impacted or non-impacted.

#### Section 4 Site Descriptions and Investigations

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The HRA also addresses general radioactive material, which includes small quantities of non-permitted consumer products. Examples of general radioactive material include commercial smoke detectors, luminescent signs, and welding electrodes used during station operations. Aircraft containing low-level radioactive equipment and safety devices had been stationed and worked on at MCAS El Toro. Through the HRA process, which included interviews of base personnel, records review, site inspections, and limited informal surveys, the following key conclusions were reached:

- General radioactive material, which includes small quantities of non-permitted consumer products, had been used in connection with the mission of Former MCAS El Toro.
- No evidence of adverse effect from general radioactive material on the population or on the environment of the region has occurred.

Although it was determined that there is a low potential at Former MCAS El Toro for radiologically contaminated areas, which includes Installation Restoration Program sites, buildings, and outdoor areas, the following areas were recommended for investigation:

- Former Explosives Ordnance Disposal Range (Site 1)
- Magazine Road Landfill (Site 2), the site is situated on property that has been transferred to the Federal Aviation Administration
- Original Landfill (Site 3)
- Perimeter Road Landfill (Site 5), including Aerial Photo Anomaly 46
- Communication Station Landfill (Site 17), including Aerial Photograph Anomaly 44, the site is situated on property that has been transferred to the Federal Aviation Administration
- Defense Reutilization and Marketing Office (DRMO) Yard 1 (Site 8) and DRMO Yard 3 (RFA 264)
- Buildings 319 and 360 (DRMO buildings)
- Buildings 295, 296, and 297 (aircraft hangars)
- Buildings 242, 243, and 244 (Command Air Museum buildings)
- Former location of the Industrial Waste Treatment Plant and Drying Beds (Site 12) and a portion of the Bee Canyon Wash (Site 25) from southwest corner of Site 12 to the south station boundary
- Anomaly Area 3 (Aerial Photograph Anomalies 59, 62, 63, 64, and 65), situated near Wherry Family Housing bounded by Pusan Way, Connor Avenue, and Agua Chinon Wash
- Site of the suspected former Radium Plaque Adaptometer building ("C" Street approximately 2 blocks north of the Trabuco Road Station Gate)



#### Section 4 Site Descriptions and Investigations

- Buildings 787, 1789, and 1803 (nuclear, biological, and chemical buildings) and adjacent impoundment (Aerial Photo Anomaly 38) (Weston 2000) (Note: Building 1803 is also known as Building 832.)

The HRA (Weston 2000\*) and radiological investigations (Weston 2001\* and 2004\*) for these areas were coordinated and approved by the MCAS El Toro BRAC Cleanup Team which is composed of Navy's BRAC Environmental Coordinator, and representatives from U.S. EPA, Cal/EPA Department of Toxic Substances, and the California Regional Water Quality Control Board (\*Complete listings for the three documents referenced above are presented in Section 6, References.) These investigations have been completed, except for Buildings 296 and 297, and are in the process of being documented in a series of various Radiological Release Reports. All of these reports are stand-alone documents with the exception of the Sites 2 and 17 Radiological Release Report. The Final Radiological Release Report for Sites 2 and 17 was included in the remedial design document, Draft Final Design Submittal, Attachment D – Radiological Release Report, Remedial Action, Operable Unit 2B, Landfill Sites 2 and 17, July 2004.

The remaining areas that were investigated are included in five separate release reports listed below:

- Weston Solutions, Inc. 2004a. Final Radiological Release Report, Installation Restoration Program Site 8 (Units 2, 3, & 5), Site 12, and Site 25 – Bee Canyon Wash Outfall, Former Marine Corps Air Station El Toro, California. November
- Weston Solutions, Inc. 2004b. Draft Radiological Release Report, Sites of the Radium Plaque Adaptometer Building and Aircraft Parts Yard, Former Marine Corps Air Station El Toro, California. December.
- Weston Solutions, Inc. 2004c. Draft Radiological Release Report, Installation Restoration Program Sites 3 and 5 (Including Aerial Photograph Anomaly 46), Anomaly Area 3, and Building 244, Former Marine Corps Air Station El Toro, California. December.
- Weston Solutions, Inc. (Document currently in development; issue date to be determined) Draft Radiological Release Report, Former Explosive Ordnance Disposal Range – Installation Restoration Program Site 1, Defense Reutilization and Marketing Office Yard 3, Nuclear, Biological and Chemical Complex, and Paved Area South of Building 295, Former Marine Corps Air Station El Toro, California.
- Weston Solutions, Inc. 2005. Draft Final Radiological Release Report, Buildings 242, 243, 295, 319, 360, 787, 832 and 1789, Former Marine Corps Air Station El Toro, California. July.
- Weston Solutions, Inc. (Document currently in development; issue date to be determined). Draft Radiological Release Report, Buildings 296 and 297, Former Marine Corps Air Station El Toro, California.

**Section 5**  
**TRANSFER OF STATION PROPERTY**

CERCLA holds federal agencies strictly liable for cleaning up contamination at sites they either own or operate, or where they have been found to contribute to site contamination. Therefore, CERCLA and the Community Environmental Response Facilitation Act of 1992 require that federal agencies identify hazardous waste and clean up site contamination before property can be transferred.

Federal agencies are similarly governed by other environmental statutes that impact, and may potentially limit, agency use or transfer of property. Regulations involving wetlands, endangered species, and cultural or historic assets are examples of statutes that may be applicable to property transfer.

Once the property at Former MCAS El Toro has been remediated under the Installation Restoration Program, it is available for transfer. At this point, the Navy prepares a FOST and formally submits it for regulatory review. A copy is also provided to the RAB Community Co-chair, if requested, for review and to the information repository for public availability. A public notice is published in local newspapers announcing the Navy's intent to sign the FOST and providing information for public review. The draft FOST describes the parcels that are being prepared and are considered environmentally suitable for transfer.

The public notice for the draft FOST for Parcels I, II, and III was published on April 23, 2003, with a 30-day comment period from April 28 to May 28, 2003. This FOST was based on the findings of the final Environmental Baseline Survey, September 2003 (Earth Tech 2003) for Former MCAS El Toro. The 2003 Environmental Baseline Survey updated the status of environmental factors and locations of concern identified in the previous environmental baseline survey prepared in April 1995 (JEG 1995) in support of upcoming transfer actions. The findings of the 2003 Environmental Baseline Survey evaluated the environmental condition of property and assigned area type categories to the property. These findings were used to help determine if the property was suitable for transfer. The U.S. EPA, Region 9 and the DTSC concurred with the findings of the final Environmental Baseline Survey in letters dated September 25, 2003. The Navy issued the draft final FOST for public review on May 03, 2004. A public comment period, May 03 through June 17, 2004 was held to obtain public input. The FOST documents that all necessary corrective action has been completed for the property proposed for transfer by deed. The FOST was finalized in July 2004.

The purpose of the final FOST is for the Navy to finalize and document environmentally related findings that support the conclusion that real property made available through the BRAC process at the Former MCAS El Toro is suitable for transfer by deed per provisions of Section 120(h) CERCLA. Portions of Navy Sale Parcels I, II, III, (designated as Transfer Parcels I-A, II-A, and III-A, respectively) and all of Navy Sale Parcel IV (Transfer Parcel IV), have been identified as suitable for transfer. Figure 5-1 shows the locations of these parcels at Former MCAS El Toro. The figure also shows carve-out areas that are currently suitable for lease. DTSC and U.S. EPA Region 9 concurred with the final FOST on July 22, 2004 and July 27, 2004, respectively.

## Section 5 Transfer of Station Property

For property with ongoing investigation or cleanup activities, a FOSL has also been prepared to allow the Navy to lease property under a lease in furtherance of conveyance at Former MCAS El Toro that is not yet suitable for transfer. Such areas encompass locations of concern where further evaluation and/or actions are ongoing or required. These areas have been designated as carve-out parcels within each of the Navy Sale Parcels I, II, and III. A FOSL establishes restrictions (as applicable) that will be imposed on leased property to allow use of the property without impeding environmental cleanup and to prevent human exposure to potential contaminants while remedial action is being conducted. Sites not suitable for transfer include areas where further evaluation, implementation of response actions, or completion of response actions and subsequent regulatory agency concurrence is required. After the Navy completes all remedial actions on the FOSL property, it will prepare a FOST to allow for the transfer of that property to a new owner.

With respect to the evolution of potential reuses after MCAS El Toro was listed for closure pursuant to the Defense Base Closure and Realignment Act of 1990, as amended, the County of Orange became the Local Reuse Authority under BRAC in 1996. The County of Orange proposed, during the period between 1994 and 2002, a commercial aviation use for MCAS El Toro. This proposal was submitted as a BRAC reuse plan. In March 2002, the County voters overturned those planning efforts with the passage of Measure W. This referendum changed the Orange County General Plan for MCAS El Toro to a non-aviation use and recreational theme, with limited development intensities. After the March 2002 vote, the Local Reuse Authority decided that it would not prepare another BRAC reuse plan for the property. In January 2004, the City of Irvine annexed the installation property. However, no City of Irvine plan has been prepared as a BRAC reuse plan. Consequently, the Navy is not disposing of the property in connection with any particular reuse or redevelopment plan and anticipates that reuse will ultimately be determined by local zoning applicable at the time of sale. Moreover, all property in the FOST is suitable for residential use, which is the most stringent of any land use, as long as the applicable notifications and restrictions outlined in the FOST are adhered to.

For additional information on the condition of property suitable for transfer or lease at Former MCAS El Toro, readers are advised to consult the following documents that are available at the administrative record and the information repository (Appendix D):

- Final Environmental Baseline Survey, Former Marine Corps Air Station, El Toro, California, September 2003
- Final Finding of Suitability to Transfer Parcel IV and Portions of Parcels I, II, and III, Former Marine Corps Air Station, El Toro, California, July 2004a
- Final Finding of Suitability to Lease for Carve-outs Within Parcels I, II, and III, Former Marine Corps Air Station, El Toro, California, July 2004b

As more property becomes suitable for transfer additional FOSTs will be prepared:

- Draft Final Finding of Suitability to Transfer #2 Portions of Parcels II and III, Former Marine Corps Air Station, El Toro, California, July 2005

Section 5 Transfer of Station Property

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Redevelopment of former station property is not the responsibility of the Navy. As stated previously in this updated Community Relations Plan, community relations efforts will focus on the remaining Installation Restoration Program sites that are undergoing investigation or removal or remedial actions.

Section 5 Transfer of Station Property

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# LEGEND

- Property Boundary
- Roads
- Navy Sale Parcel Boundary
- Navy Sale Parcel Number
- Areas Suitable for Lease (Carve-Outs)
- Transfer Parcel Number (Parcel IV in entirety is suitable for Transfer)
- Areas Suitable for Transfer
- Carve-Out Number
- Petroleum Carve-Out
- Transferred Parcel
- Building/Facility
- Navy property addressed in a Site-specific EBS

# SOURCE

Final Environmental Baseline Survey,  
Former Marine Corps Air Station  
El Toro, California Earth Tech 2003.

Final



3000 0 3000 Feet

**Figure 5-1**  
**Transfer Property/Parcel**  
**Location Map**



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## Section 6 REFERENCES

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## **APPENDIX A**

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### **REGULATORY BACKGROUND AND REQUIREMENTS**



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## Appendix A Regulatory Background and Requirements

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### Appendix A

## REGULATORY BACKGROUND AND REQUIREMENTS

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This appendix provides an overview of the regulatory framework for addressing environmental concerns applicable to Former Marine Corps Air Station (MCAS) El Toro. At Navy and Marine Corps installations, environmental restoration programs have been implemented under the Department of the Navy's (DON's) Installation Restoration Program (IRP) to clean up environmental conditions in these areas.

### INSTALLATION RESTORATION PROGRAM

The IRP focuses on cleaning up contamination from past hazardous waste operations and hazardous material spills. However, it is not an all-encompassing environmental program. Specific eligibility criteria are as follows.

- The IRP is intended to address the cleanup of contamination and damage resulting from past, not current, activities. (IRP sites were determined when the Navy and regulatory agencies established the Federal Facility Agreement in October 1990.)
- The IRP is primarily intended to clean up hazardous substances, although it may address any pollutant or contaminant that endangers public health, welfare, or the environment, including petroleum, oil, and lubricant products. The IRP can also support research associated with unexploded ordnance detection and range clearance.
- The quantity of substances that trigger IRP eligibility is termed the "reportable quantity." The reportable quantity varies from substance to substance and may be as low as 1 pound. Sites suspected of containing at least the reportable quantity of a substance may be included in the IRP.
- The IRP addresses sites both on and not on the National Priorities List (NPL). The NPL, developed by the United States Environmental Protection Agency (U.S. EPA), lists sites nationwide that pose the greatest risk to public health and/or the environment, and thus warrant priority responses. Former MCAS El Toro is an NPL site.
- The IRP includes sites on DON-controlled properties, or any off-base area contaminated by the migration of hazardous substances from DON-controlled property, which are in the United States, its territories, or possessions.

Sites that have never been owned or operated by the DON but to which the DON contributed hazardous substances are called third-party sites. Under certain circumstances, third-party sites are Defense Environmental Restoration Account (DERA)-eligible, but require actions distinct from those for IRP sites.

## FEDERAL LAWS – CERCLA, SARA, NCP, CERFA, RCRA, AND NPL

In response to environmental problems posed by past hazardous waste disposal methods, the United States Congress enacted the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980 (42 *United States Code* [U.S.C.] Section [§] 9601 et seq.), commonly referred to as Superfund. Superfund law authorizes federal action to respond to the release or substantial threat of release into the environment of hazardous substances, pollutants, or contaminants that may present an imminent and substantial danger to public health or welfare. CERCLA authorized the creation of a trust fund that can be used by the U.S. EPA to clean up emergency and long-term hazardous waste problems from past disposal sites. Congress set up a special trust fund outside of CERCLA to pay the cost of Department of Defense (DoD) responses to hazardous waste sites.

Following its closure on 30 September 1985, CERCLA was amended by the Superfund Amendments and Reauthorization Act (SARA) of 1986. SARA amended authorities and requirements of CERCLA and other associated laws. It also established a series of programs for the cleanup of hazardous waste disposal and spill sites nationwide. One such program, the Defense Environmental Restoration Program (DERP) (10 U.S.C. § 2701–2707), codified SARA (§ 211) into law. It details the special responsibilities with which DoD has been entrusted regarding environmental cleanup and correction of environmental damage. Following are DERP objectives, as stated in the law:

- identification, investigation, research and development, and cleanup of contamination from hazardous substances, pollutants, and contaminants
- correction of other environmental damage (such as detection and disposal of unexploded ordnance) that creates an imminent and substantial endangerment to the public health or welfare or to the environment
- demolition and removal of unsafe buildings and structures, including buildings and structures of the DoD, at sites formerly used by or under the jurisdiction of the Secretary of Defense

The Navy IRP primarily addresses DERP's first two objectives for sites on currently owned installations. DERP and the IRP are funded under a special trust fund established by Congress to pay for DoD responses to hazardous waste sites. This fund is called "DERA," which was also codified in SARA (§ 221) (10 U.S.C. § 2703).

DERA funding can be used for corrective action at solid waste management units (SWMUs) under the Resource Conservation and Recovery Act (RCRA), as amended. RCRA provides for current and future hazardous waste management practices as well as for cleanup of past disposal sites at permitted or interim status Navy installations.

CERCLA also mandated the President, through the U.S. EPA, to promulgate a regulation called the National Oil and Hazardous Substances Pollution Contingency Plan (NCP) (1990) (40 *Code of Federal Regulations* Part 300). The NCP provides the organizational



## Appendix A Regulatory Background and Requirements

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structure and procedures used in preparing for and responding to discharges of oil and releases of hazardous substances, pollutants, and contaminants. The NCP also outlines actions required upon discovery and following notification of a release of a reportable quantity of a hazardous substance. The latest revisions to the NCP occurred in 1994 to reflect the oil spill provisions of the Oil Pollution Act of 1990.

The NCP provides for two general types of responses to hazardous substances releases or threatened releases: removal and remedial. Removal actions are short-term responses that address immediate and significant dangers to the public or the environment at any hazardous waste site but are not necessarily final solutions. Remedial actions are final control or cleanup solutions that provide a permanent remedy for a contaminated site. The Marine Corps and Navy perform removal and remedial actions through the IRP. The Navy/Marine Corps Installation Restoration Manual provides program policy, guidance, and information for those who are responsible for its implementation.

In October 1992, the Community Environmental Response Facilitation Act (CERFA) was enacted. Under CERFA, DoD prepares an Environmental Baseline Survey to Transfer that identifies uncontaminated parcels of real property to be transferred.

While CERCLA was enacted to address problems caused by past hazardous management practices, the management of ongoing solid and hazardous waste operations was addressed by the passage of RCRA (42 U.S.C. § 6901) as amended by the Hazardous and Solid Waste Amendments of 1984 (PL-98-616) 6001, 3008(h) and 3004(u) and (v). RCRA provides for "cradle-to-grave" (beginning to end) tracking of hazardous material, and it includes record keeping on generation, transportation, storage, and disposal of those materials. States and territories administer RCRA after the U.S. EPA approves their program.

The 1984 amendments greatly expanded authorities for requiring corrective action for releases of hazardous wastes and hazardous constituents at facilities that manage these types of materials. This corrective action authority is exercised in RCRA. Now it extends to a wide range of responses to all media from waste management activities. RCRA requires that corrective action be included as a permit condition for releases of hazardous waste at a treatment, storage, or disposal facility seeking or renewing a permit to address releases of hazardous wastes or constituents from any SWMU. Amendments to RCRA in 1986 enabled U.S. EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances.

The term SWMU includes any discernible waste management unit from which hazardous constituents may migrate, irrespective of whether the unit was intended for management of solid or hazardous wastes. Examples include landfills, waste piles, land treatment units, incinerators, abandoned petroleum underground storage tanks (USTs), USTs failing their initial leak detection tests, USTs leaking waste hydrocarbons (oils, fuels, solvents), container storage areas, and transfer stations.

Typically, RCRA facilities to which corrective action authority potentially applies include treatment, storage, or disposal facilities, regardless of whether they are continuing

## Appendix A Regulatory Background and Requirements

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operations or closing. Corrective action or other response measures include containment, stabilization, or removal of the source of contamination; studies to assess the nature and health risks of contamination; identification and evaluation of the remedies; design and construction of the chosen remedy; implementation of the remedy; and monitoring to determine the effectiveness of the remedy.

Former MCAS El Toro is listed on the U.S. EPA's National Priorities List (NPL). The NPL is part of the Superfund cleanup process and serves as an information and management tool, identifying for the States and the public those sites or other releases that appear to warrant remedial actions. Section 105(a)(8)(B) of CERCLA as amended, requires that the statutory criteria provided by the Hazard Ranking System (HRS) be used to prepare a list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States. This list, which is Appendix B of the National Contingency Plan, is the NPL. The HRS, which is a numerically based screening system, uses information from initial limited investigations to assess the relative potential of sites to pose a threat to human health and the environment. The HRS is the principal mechanism U.S. EPA uses to place uncontrolled waste sites on the NPL.

## STATE OF CALIFORNIA LAWS – HEALTH AND SAFETY CODE

*California Health and Safety Code* Section 25356.1 requires that a remedial action plan be prepared if California Environmental Protection Agency Department of Toxic Substances Control or Regional Water Quality Control Board determine that a removal or remedial action is required to respond to a release of a hazardous substance. The remedial action plan and the documents that form the basis of the plan are required to address the following:

- health and safety risks posed by the conditions at the site
- the effect of contamination or pollution levels on present, future, and probable beneficial uses of contaminated, polluted, or threatened resources
- the effect of alternative remedial action measures on the reasonable availability of groundwater resources for present, future, and probable beneficial uses
- site-specific characteristics, including the potential for off-site migration of hazardous substances, the surface or subsurface soil, and the hydrogeologic conditions as well as preexisting background contamination levels
- cost effectiveness of alternative remedial action measures
- the potential environmental impacts of alternative remedial action measures, including, but not limited to, land disposal of the untreated

## Appendix A Regulatory Background and Requirements

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hazardous substance as opposed to treatment of the hazardous substance to remove or reduce its volume, toxicity, or mobility prior to disposal

At Former MCAS El Toro, federal regulatory requirements are the primary guide for implementing the hazardous waste cleanup program. This was previously discussed in this appendix. State of California requirements are generally met in following federal guidance. The Federal Facility Agreement for MCAS El Toro lays out the specific requirements of the Navy, U.S. EPA, Cal-EPA DTSC, and the RWQCB. In addition, the federal equivalent of the State's draft remedial action plan and final remedial action plan, discussed above, are respectively, the Proposed Plan and the Record of Decision.

## Appendix A Regulatory Background and Requirements

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## **APPENDIX B**

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### **NAVY, REGULATORY AGENCY, RESTORATION ADVISORY BOARD CONTACTS**



## **Appendix B**

# **NAVY, REGULATORY AGENCY, RESTORATION ADVISORY BOARD CONTACTS**

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Appendix B Navy, Regulatory Agency, Restoration Advisory Board Contacts

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## **APPENDIX C**

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### **RESTORATION ADVISORY BOARD MEETINGS, PUBLIC MEETINGS, FACT SHEETS, PROPOSED PLANS, AND SITE TOURS**



## **Appendix C**

# **RESTORATION ADVISORY BOARD MEETINGS PUBLIC MEETINGS, FACT SHEETS, PROPOSED PLANS, AND SITE TOURS**

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## **RESTORATION ADVISORY BOARD MEETINGS AND PUBLIC MEETINGS**

This historical listing presents the dates of all public meetings held to date for the Marine Corps Air Station (MCAS) El Toro Community Relations Program. This includes open houses, initial formation meetings to establish the Restoration Advisory Board (RAB), monthly and bimonthly RAB meetings, and Proposed Plan public meetings.

### **1991–1994**

- 18 November 1991, Public Meeting
- 19 and 20 June 1992, Open House
- 13, January 1994, RAG Formation Meeting
- 28 April 1994, First RAB Meeting
- 02 June 1994, RAB Meeting
- 25 August 1994, RAB Meeting
- 12 October 1994, RAB Meeting
- 13 December 1994, RAB Meeting

### **1995**

- 31 January 1995, RAB Meeting
- 28 February 1995, RAB Meeting
- 30 March 1995, RAB Meeting
- 27 April 1995, RAB Meeting
- 25 May 1995, RAB Meeting
- 27 July 1995, RAB Meeting
- 31 August 1995, RAB Meeting
- 28 September 1995, RAB Meeting
- 26 October 1995, RAB Meeting
- 30 November 1995, RAB Meeting

Appendix C Restoration Advisory Board Meetings, Public Meetings,  
Fact Sheets, Proposed Plans, and Site Tours

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**1996**

- 28 February 1996, RAB Meeting
- 24 April 1996, RAB Meeting
- 29 May 1996, RAB Meeting
- 31 July 1996, RAB Meeting
- 25 September 1996, RAB Meeting
- 04 December 1996, RAB Meeting

**1997**

- 30 January 1997, RAB Meeting
- 26 March 1997, RAB Meeting
- 15 May 1997, Proposed Plan Public Meeting - Site 24 - Soil Cleanup
- 28 May 1997, RAB Meeting
- 31, July 1997, Proposed Plan Public Meeting - Sites 4, 6, 9, 10, 13, 15, 19, 20, 21, 22, and 25 - No Further Action
- 06 August 1997, RAB Meeting
- 24 September 1997, RAB Meeting
- 03 December 1997, RAB Meeting

**1998**

- 28 January 1998, RAB Meeting
- 25 March 1998, RAB Meeting
- 18 June 1998, Proposed Plan Public Meeting - Sites 2, 3, 5 and 17 - Landfill Caps
- 24 June 1998, RAB Meeting
- 29 July 1998, RAB Meeting
- 30 September 1998, RAB Meeting
- 02 December 1998, RAB Meeting

**1999**

- 27 January 1999, RAB Meeting
- 21 April 1999, RAB Meeting

**Appendix C Restoration Advisory Board Meetings, Public Meetings,  
Fact Sheets, Proposed Plans, and Site Tours**

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- 26 May 1999, Joint RAB Meeting and Proposed Plan Public Meeting – Sites 8, 11 and 12 – No Further Action and Soil Cleanup
- 28 July 1999, RAB Meeting
- 29 September 1999, RAB Meeting
- 01 December 1999, RAB Meeting

**2000**

- 26 January 2000, RAB Meeting
- 29 March 2000, RAB Meeting
- 31 May 2000, RAB Meeting
- 26 July 2000, RAB Meeting
- 27 September 2000, RAB Meeting
- 25 October 2000, Proposed Plan Public Meeting – Sites 7 and 17 – No Further Action
- 29 November 2000, RAB Meeting

**2001**

- 31 January 2001, RAB Meeting
- 21 March 2001, RAB Meeting
- 30 May 2001, RAB Meeting
- 25 July 2001, RAB Meeting
- 19 September 2001 RAB Meeting
- 13 November 2001, Proposed Plan Public Meeting – Operable Units 1 (Site) 18 and Operable Unit 2-A (Site 24) – Groundwater Cleanup
- 28 November 2001, RAB Meeting

**2002**

- 30 January 2002, RAB Meeting
- 27 March 2002, RAB Meeting
- 29 May 2002, RAB Meeting
- 31 July 2002, RAB Meeting
- 25 September 2002, Joint RAB Meeting and Proposed Plan Public Meeting – Site 16 – Soil No Further Action and Groundwater Cleanup

Appendix C Restoration Advisory Board Meetings, Public Meetings,  
Fact Sheets, Proposed Plans, and Site Tours

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- 04 December 2002, RAB Meeting

**2003**

- 29 January 2003, RAB Meeting
- 26 March 2003, RAB Meeting
- 28 May 2003, RAB Meeting
- 30 July 2003, RAB Meeting
- 24 September 2003, RAB Meeting
- 03 December 2003, RAB Meeting

**2004**

- 28 January 2004, RAB Meeting
- 31 March 2004, RAB Meeting
- 26 May 2004, RAB Meeting
- 28 July 2004, RAB Meeting
- 29 September 2004, RAB Meeting
- 1 December 2004, RAB Meeting

**2005**

- 26 January 2005, RAB Meeting
- 30 March 2005, RAB Meeting
- 25 May 2005, RAB Meeting
- 27 July 2005, RAB Meeting

## **FACT SHEETS AND PROPOSED PLANS**

Below is a list of all formal general fact sheets and Proposed Plans published and distributed to date for the MCAS El Toro Community Relations Program.

***Fact Sheets***

- November 1991, Information Update and IRP Process
- December 1992, Information Update
- December 1993, Phase I Remedial Investigation Results

**Appendix C Restoration Advisory Board Meetings, Public Meetings,  
Fact Sheets, Proposed Plans, and Site Tours**

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- December 1993, RAB Formation
- July 1995, Information Update and Tank 398
- October 1995, Information Update and Engineering Evaluation/Cost Analysis Process
- November 1995, MCAS El Toro Building 673-T3 certification for Closure
- April 1996, Looking Back – Moving Forward/Update on IRP Progress
- January 1999, IRP Progress and Groundwater Update
- June 2005, Site 11 Soil Cleanup
- June 2005, Site 24 Groundwater Cleanup

***Proposed Plans***

- May 1997, Proposed Plan for Soil Cleanup - Operable Unit 2A, Site 24, VOC Source Area
- June 1997, Proposed Plan for No Further Action - Sites 4, 6, 9, 10, 13, 15, 19, 20, 21, 22 and 25
- May 1998, Proposed Plan for Closure and Capping of Inactive Landfills - Sites 2, 3, 5, and 17
- May 1999, Proposed Plan for Cleanup of Three Shallow Soil Sites - Sites 8, 11, and 12
- September 2000, Proposed Plan – No Further Action for Sites 7 and 14
- November 2001, Proposed Plan – Groundwater Cleanup for Operable Units 1 (Site 18) and 2A (Site 24)
- September 2002, Proposed Plan – No Further Action for Soil and Cleanup of Groundwater, Site 16, Crash Crew Pit No. 2
- July 2005, Proposed Plan – No Further Action for Soil, Site 24, VOC Source Area

**SITE TOURS**

Below is a list of site tours conducted by the MCAS El Toro BRAC Environmental Coordinator for RAB members and other interested community members.

- 21 and 22 April 1995
- 23 and 24 February 1996
- 25 July 1998
- 15 June 2002

## Appendix C Restoration Advisory Board Meetings, Public Meetings, Fact Sheets, Proposed Plans, and Site Tours

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- 3 May 2003
- 13 April 200



## **APPENDIX D**

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### **ADMINISTRATIVE RECORD, INFORMATION REPOSITORY, PUBLIC MEETING LOCATIONS, AND WEBSITE INFORMATION**



## **Appendix D**

# **ADMINISTRATIVE RECORD, INFORMATION REPOSITORY, PUBLIC MEETING LOCATIONS, AND WEBSITE INFORMATION**

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## **ADMINISTRATIVE RECORD**

Southwest Division, Naval Facilities Engineering Command  
1220 Pacific Highway  
San Diego, CA 92132-5190  
Ms. Diane Silva, (Bldg 1 – 3<sup>rd</sup> Floor FISC)  
(619) 532-0676

Former MCAS El Toro (contact Marge Flesch to arrange a time to review Administrative Record documents)

Contact: Marge Flesch, (949) 726-5398

## **INFORMATION REPOSITORY**

Heritage Park Regional Library  
14361 Yale Avenue  
Irvine, CA 92604-1901  
(949) 551-7151

Hours of Operation: Monday-Thursday – 10 a.m. to 9 p.m.; Friday-Saturday – 10 a.m. to 5 p.m.; and Sunday 12 p.m. to 5 p.m.

## **PUBLIC MEETING LOCATIONS**

All public meetings, including Restoration Advisory Board meetings, pertaining to the Former Marine Corps Air Station (MCAS) El Toro Installation Restoration Program will be held in Irvine. The primary facility listed below will be used. If this is unavailable, a suitable meeting location serviced by the City of Irvine will be used.

### **City of Irvine**

Irvine Civic Center, City Hall  
Conference and Training Center (primary facility)  
One Civic Center Plaza (Harvard at Alton Parkway)  
Seating Capacity – Conference and Training Center up to 100 people  
Other Meeting Rooms: L-101, L-101, L-102, L-104 and Council Chambers (seating capacity from 15 up to 200+ in Council Chambers)

Contact: Pamela Shaffer, Office of the City Manager, (949) 724-7412

## **NAVY BRAC PROGRAM WEBSITE**

[www.navybracpmo.org](http://www.navybracpmo.org)

## **DEPARTMENT OF DEFENSE – ENVIRONMENTAL CLEANUP**

### **Home page:**

<http://www.dtic.mil/envirodod/>

## **U.S. EPA**

[www.epa.gov](http://www.epa.gov) (homepage)

[www.epa.gov/superfund/](http://www.epa.gov/superfund/) (Superfund)

[www.epa.gov/ncea](http://www.epa.gov/ncea) (National Center for Environmental Assessment)

[www.epa.gov/federalregister](http://www.epa.gov/federalregister) (Federal Register Environmental Documents)

## **Cal/EPA**

[www.calepa.ca.gov](http://www.calepa.ca.gov) (homepage)

[www.dtsc.ca.gov](http://www.dtsc.ca.gov) (Department of Toxic Substances Control)

[www.dhs.ca.gov](http://www.dhs.ca.gov) (Department of Health Services)

[www.waterboards.ca.gov/santaana/](http://www.waterboards.ca.gov/santaana/) (Santa Ana Regional Water Quality Control Board)

## **APPENDIX E**

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### **COMMUNITY SURVEYS AND INTERVIEWS**



## Appendix E

# COMMUNITY SURVEYS AND INTERVIEWS

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## PART I COMMUNITY INTERVIEW QUESTIONS AND SUMMARY OF RESPONSES

The one-page survey was distributed on three occasions to solicit input:

- mailed on September 11, 2003 to recipients on the full RAB mailing list – 369 recipients
- made available on September 24, 2003 at the RAB meeting on the information table
- mailed on October 14, 2003 to recipients on the full general community relations mailing list – 208 recipients

Completed surveys were received from twelve interested community members. Follow-up interviews were conducted with four survey respondents.

The interviews were conducted on February 25, 2004 and were carried out following a format consisting of a series of environmental and communication-oriented questions. This generated a free-flow discussion that provided valuable insight into the current practices of the community relations program and also offered a variety of suggestions. The questions for both the survey and the follow-up interviews appear below in bold type. The summarized responses received are listed below each question.

### Survey Questions and Responses (Twelve Respondents)

- 1. How long have you lived/worked for been a business owner in any of the communities surrounding MCAS El Toro?**
  - Eleven of 12 respondents live in a community surrounding the Station. Residence ranges from 3 years to 50 years, with the average being 21 years. One respondent lived on the Station for 3 years and worked on the Station for 32 years. Surrounding or nearby communities cited by respondents included Irvine, Laguna Niguel, Aliso Viejo, Tustin, and Santa Ana. One respondent lives in North Orange County.
  - Eleven of 12 respondents work in a community surrounding the Station. Employment ranges from 8 to 40 years, the average being 21 years. Surrounding or nearby communities cited included Irvine and Santa Ana.
  - Three of 12 respondents own businesses in a community surrounding the Station. Business ownerships are of 4, 15 and 26 years, with the average being 15 years.
- 2. Have you been personally involved with environmental issues at MCAS El Toro in any way (i.e., attending Restoration Advisory Board [RAB] meetings or providing comments during a public review period)?**
  - Eleven of 12 respondents responded “yes” as to having some personal involvement with environmental issues at MCAS El Toro.
    - Ten respondents have attended at least one RAB meeting.

## Appendix E Community Surveys and Interviews

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- Seven respondents have attended three or more RAB meetings.
- Two respondents are founding members of the RAB and regularly attend meetings.
- Three respondents indicated that they have submitted written comments on published reports and proposed plans.
- Four respondents indicated that they read and review all El Toro community relations mailings they receive.
- Two respondents indicated they represent and report back to an environmental task force or a homeowners association.
- One respondent prepared an environmental report on solvent contamination.
- One respondent worked for 32 years in the Station's Public Works Department as an electrical inspector (prepared transformer reports), utilities foreman, and airfield inspector (planner/estimator for projects for roads, airfield grounds, drainage and all airfield pavements).

### 3. **Please list or briefly explain concerns you may have regarding the environmental restoration program or cleanup activities at MCAS El Toro.**

(Note: wording in brackets, italic font is included for clarification.)

- Want to be kept informed of geography and timeline of cleanup as it relates to speedy annexation of Station property by Irvine and the development of the Great Park.
- Concern for potential contamination under paved areas, asbestos removal and landfills that are not removed.
- Tank 398 and MTB issues at both gas stations.
- Radionuclides study.
- Groundwater contamination at Tank Farm 5.
- Sites 2 and 17 landfill caps.
- Just want the Station to be clean.
- Continue with cleanup expeditiously.
- Contain the off-site plume [*VOC plume*]
- Sites should be closed using risk-based rationale.
- Believe some of the work could be done more cheaply.
- Concerned with the poor quality of first MCAS El Toro Environmental Report that was sent to USMC Headquarters. Got involved with the report and made many additions and corrections to the report. Do not know if corrections were ever made.
- After following RAB, I became very impressed with the professional skills of all! Great job!



## Appendix E Community Surveys and Interviews

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- Thoroughness and integrity of the study.
- Interested in the animal preserve in northern area [*habitat preserve*].
- Appears that the groundwater is irreparably polluted and the remedial efforts will be ineffective.
- Restoration process should be accelerated.

### Other concerns:

- Military needs to learn how to ecologically clean up military installations while keeping bases active.
- More military training should be conducted at home not overseas to get the benefit of business.

### 4. [*Two-part question*] Are you getting the information you need regarding the environmental restoration program or cleanup activities at MCAS El Toro? In what ways can we improve our communication efforts?

#### First part:

- Four respondents said “yes” and one said “mostly” to the first question. The others did not provide a yes/no answer.

#### Second part:

- Have found an abundance of literature at RAB meetings.
- Have learned more than I ever expected to learn.
- Receive the mailing before each meeting. There are too many acronyms used throughout. The documents cannot be followed by the average citizen. There needs to be more interpretive [*interpretation*], even [*include*] a glossary of terms.
- To truly communicate to the public and the press, the RAB needs to publish monthly updates with maps and plain English on how the cleanup is progressing. Useful timeline would help. Some analysis should be included. Such as why should I care about perchlorates? Show when each area on the map will be available for development.
- All handouts should be available before meetings.
- Longer period for Q/A with Agency personnel on specific sites should be scheduled at RAB meetings.
- Advertise in advance so people could have questions ready for the meeting, improves direct feedback on Sites 2 and 17 caps and MTBE.
- Graphics in fact sheets are good.
- Fact sheets tend to be too lengthy and complex.
- RAB meeting minutes can be more concise.

## Appendix E Community Surveys and Interviews

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- Overall, the public participation program seems well done.
- There are a few speakers at RAB meetings who do not speak English well, don't understand them.
- Appreciate the great information you have mailed.
- Health problems prohibit me from attending meetings.
- Very interested in El Toro.
- Provide better description of how the groundwater will be cleaned up or how the toxic plume will be controlled.

## Interview Responses (Four Respondents)

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### Environmental Issues – Awareness/Concerns

**1. About how long have you been aware of the Marine Corps/Navy's Installation Restoration Program and environmental issues associated with MCAS El Toro?**

- Since the 1993 base closure listing Familiar with environmental issues earlier because City of Irvine was dealing with groundwater issues in the early 1990s. Knew about the groundwater plume since 1990.
- Familiar with environmental issues since 1956. Worked at the base from 1956 to 1988 and have kept up with environmental issues.
- Planned and wrote the initial PCB transformer survey for the base. Served as airfield inspector at the base and wrote repair and construction reports for building and rebuilding runways.
- Since 1997, when moved to the area but heard about MCAS El Toro when lived in Los Angeles.
- Since 1996, began to realize what the Navy was doing at MCAS El Toro. Originally, learned about base from the anti-airport crowd and Measure, that campaign provided initial information on environmental issues at the base.

**2. What activities are you aware of that are currently underway to clean up environmental contamination at MCAS El Toro?**

- All issues that are of concern to the RAB.
- Cleanup investigations, programs that are in place, various operational units and sites, familiar with the big picture all the way down to individual sites.
- Test wells and sites covered in the RAB meeting mailers.
- Caps on the landfills, feel this is more of a drainage issue.
- Aware of TCE and PCE used to wash airplanes and the plume of contamination in the deeper aquifer and of the salt content in Irvine groundwater.

## Appendix E Community Surveys and Interviews

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- Crash Crew Pit No. 2, the use of the site and the toxic chemicals used in the pit and the contamination of soil and groundwater. The multiphase extraction worked for cleaning up soil but not for groundwater.
- Gnatcatcher issue as it relates to the landfill caps.
- Realize that there is ongoing testing that has expanded to include core samples at some sites.
- Landfill caps are being designed
- Irvine Desalter Project and the migrating plume.
- Aware of USTs and that the investigation of LOCs is underway and not yet complete.

### 3. What are your current concerns regarding the former base?

- Same as everyone else's – the unknowns and what contamination is not being found and the need for the Navy to come back later. The unknowns are of most concern and how this will affect the health and safety for use of the base and areas around the base since it is impossible to sample every square inch of soil and groundwater.
- Concern for those at the City of Irvine is that cleanup should be done to the maximum extent possible.
- Concerned that millions of dollars spent on the runways will be wasted, the runways should stay. Newspaper articles stated that money could be made by destroying the runways and recycling the materials. Sandwich construction was applied to the runways. The existing runways were built on top of the original runway with a layer of decomposed granite and gravel in between. They are needed to land big aircraft in case of a disaster.
- No environmental concerns. JP4 and JP5 [*aircraft fuels*] were not a concern when I worked at the base. Sealant on the joints deteriorates, this occurs.
- Agricultural fields distributed more chemicals than any operations at El Toro. Washing of aircraft at Buildings 296 and 297 were not a big deal and chemicals used did not harm the environment. Thought Crash Crew Pits were overkill.
- Surprised by the radiological survey.
- Should let the horse back riding area and the stables remain in place.
- The trouble of getting TCE out of contaminated water and what is done with the extracted TCE. Clean water should remain on base to water trees.
- Like the idea of natural attenuation to a certain degree but concerned that pollution in the dirt can come back.
- Never got hands around the City of Irvine's plans for the Great Park, Heritage Fields efforts and how this interfaces with the cleanup at the base. Have seen maps but have not seen how this all matches up with environmental conditions.

## Appendix E Community Surveys and Interviews

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- The general public seems to be in the dark regarding radioactivity issues associated with the base.
- 4. How confident are you in the ability of the Marine Corps/Navy to clean up environmental contamination at MCAS El Toro?**
- The Navy has hired the best in the business. The Navy has done the best job they can; however more will become known when the base is redeveloped.
  - Confidence is at 80 to 90 percent, because of the unknowns not sure if it could get any higher. Hope to get to 100 percent when the land is developed. Hope the Navy holds true to the "comeback policy" if it is needed. It is realistic to believe that the federal government would come back, and it is conceivable that 100 percent could be achieved without having to come back.
  - The Navy knows what they are doing.
  - Used to be skeptical when worked at the base. Now very impressed that other federal agencies came in and brought the experts. They are doing a very good job. Agree with treatments being applied at the sites.
  - For Crash Crew Pit No. 2., the Navy should have gone with the first choice, natural attenuation. There are monitoring wells there but more are needed.
  - The Navy has the experts and is doing a fine and thorough job. It is being done in the timeframe I expected. Realize that the State is chiming in with unexpected issues and this takes extra time. It's better to take the extra time being thorough than rushing it.
  - The sale of the property has changed the public perception, it seems that the funds needed for cleanup are available. Now the general public feels better because the Navy is not giving up the property for free so needed cleanup funds are available.
  - Cleanup to residential standards is of great benefit to the community.
- 5. Overall how would you rate the Marine Corps/Navy's environmental restoration efforts at MCAS El Toro?**
- a. excellent   b. very good   c. good   d. fair   e. poor**
- (One said very good)**
- Between good and very good.
  - Excellent.
  - Good, the Navy is an honest and responsible member of the community.
  - Very good, if communication was clearer with greater frequency this would have been rated higher.

### Communication via Mail

- 6. Do you receive MCAS El Toro fact sheets and Proposed Plans in the mail?**

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- Yes, they are very useful.
- Don't remember, might have received these.
- Yes, but don't exactly remember, but have received a few of them.
- Yes, do receive fact sheets.

### **How useful has this information been for you?**

- Fact sheets tend to be "newspaper-like" and the readability needs to be improved. They would be more beneficial if the introductory article was done in bulleted manner.
- Used the Proposed Plan when making comments on cleanup issues for Site 16, Crash Crew Pit No. 2.
- Information received has kept me up to date, and is very helpful for covering progress made.

### **Is the information clear and easy to understand?**

- It is a little too technical and the writing needs finer explanation and clarity especially for the once-a-year or so reader.
- For the landfills, it is important to better describe the caps.

## **7. Do you receive the Restoration Advisory Board (RAB) meeting agendas and minutes in the mail?**

- Yes, they are very useful.
- Yes.
- Yes, receive RAB meeting minutes.
- Yes, receive RAB meeting agendas and meeting minutes.

### **How useful has this information been for you?**

- Minutes are clear and easy to understand.
- Bechtel does an excellent job at doing the meeting minutes.
- Information enables me to identify sites, it's impressive.
- Helped in giving input on Site 16, Crash Crew Pit No. 2.
- Agendas received are clear and listing of experts is appreciated.

### **Do you feel information received in the mail has kept you adequately informed?**

- No because the attachments such as the regulatory agency letters are not included.
- Yes, even though I have not been at the base in a while, there is a lot of information in the handouts.

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- Yes. Also, the handouts and other information given out at the RAB meetings are very helpful.
  - Bechtel does an excellent job at doing the meeting minutes.
  - Minutes are very detailed, and from the readers point of view the continuity is hard to follow.
- 8. Do you have any suggestions for improving any of these items – fact sheets, meeting minutes, etc.?**
- Provide meeting handouts before each meeting but realize that with tight timelines this may not be possible. In the RAB meeting mailer, if possible include a synopsis of what the BRAC Cleanup Team worked on the past couple of months.
  - Would be useful if contacted former base employees to make a last ditch effort to obtain information on past base activities.
  - No.
  - For RAB meeting minutes, it may be best to use a parenthetical explanation for some topics or refer readers to previous meeting minutes. Minutes are exceedingly technical an executive summary style may be of greater benefit.
  - The use of acronyms in RAB meeting minutes makes it harder to understand.

### **RAB and Public Meetings**

**9. MCAS El Toro RAB and public meetings are held at the City of Irvine's Conference and Training Center at City Hall. Is this location suitable?**

- Yes, it is a suitable room, it's not too small and not too big. It is a good facility for having a dialog.
- Only attended first couple of meetings.
- Yes.
- Yes, nice room and a good location; would not change the meeting location, there is not need to hold these meetings on base.

Can you suggest any other places to hold these meetings?

- No, unless these meetings are held at the base, but there is no need to do so at the base. Parking is easy at Irvine City Hall.
- No, this facility is as good as any other

**10. How effective are the RAB and public meetings for receiving information on environmental restoration?**

- RAB meetings are a good forum for obtaining information. The format is fine.
- The once-a-year overview done at the January 2003 RAB meeting was excellent and quite beneficial.
- There is always new information at each RAB meeting.

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- Some presenters do an excellent job however some presentations are too technical. Best if presenters spent more time preparing and putting themselves in the role of meeting attendees that are sitting in the audience, and they could relate to people on their terms
- The display boards and person-to-person approach used at Proposed Plan public meetings is very effective.
- When attended, questions asked were answered.
- I have learned a lot at RAB meetings. Handouts are valuable and I like listening to the Navy.
- The handouts and other information given out at the RAB meetings are very helpful.
- The previous Navy Co-Chair (1999-2002) ran the RAB meetings like a military operation. The general public does not work like the military; they have too many agendas and are too unfocused to stick to the meeting agenda. Felt this squelched discussion.
- When Federal and State agency representatives are asked questions, they do not always give a lot of answers at the RAB meetings. At times, they do not seem to be welcoming of questions asked by the RAB members and general public.
- The RAB Subcommittee meetings are more freewheeling.
- Presentations at the meetings are always helpful. The meetings are good for obtaining other information and handouts.

**11. How effective are the RAB and public meetings for providing input to the Navy/Marine Corps on environmental restoration?**

- These meetings provide for a good opportunity to offer input. They are an effective forum for discussion and dialog.
- The Navy is open to comments from everyone.
- Feel that it is more appropriate for RAB members to speak up at RAB meetings. (Interviewers stated that input from anyone in attendance is encouraged and appreciated.)
- Feel that public meetings provide a good opportunity to give input, and that providing input at such meetings is a more appropriate time to do so.
- At the meetings led by previous Navy Co-Chair (1999-2002), felt there an adversarial relationship existed with RAB members and the public. This squelched discussion. The overall tenor gave the impression that Navy was not really listening. If this is still the case, work at breaking down any adversarial relationships.

### **Other Ways to Communicate**

**12. What sources of information are the most important to you for receiving environmental restoration information that pertains to MCAS El Toro? Which are the least important?**

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- (a) fact sheets
- (b) RAB meeting mailings
- (c) attending bimonthly RAB meetings
- (d) newspaper articles
- (e) newspaper public notice/announcements
- (f) Navy's environmental website
- (g) Marine Corps/Navy-hosted public meetings/open houses
- (h) other, please specify

- Fact sheets are good if they are not too technical. RAB meetings are an excellent source of information. Attending RAB meetings is critical for obtaining project information. Newspaper articles are good. Public notices in the newspapers are not effective, but realize these are a requirement. Do not use the Navy's website. Public meetings are very effective.
- Field trips and site tours at the base are very effective. When you can see what you learned about at the meetings, this means a lot to me. For example, at Site 1, the Explosives Ordnance Range, one could see the drainage slope at the site when looking at the site from a vantage point. Suggest doing site tours 2-3 times a year.
- RAB meeting mailers are the number one source of information for me. It would be better if more people attended RAB meetings. Newspaper articles are a good source but it depends on the newspaper – articles in the *Los Angeles Times* are hard to believe, the *Orange County Register* is more accurate, not as slanted. Other than the RAB mailers, newspapers are the best source of information. As far as the website, this does not pertain to me since I do not use computers, percentage wise very few people would use it.
- What the Navy is doing now works for me. Newspaper articles are where I first learned about the issues and the meetings. Fact sheets are helpful, especially for Site 16. Attending RAB meetings, and receiving RAB mailers are also helpful for getting the most information. Not a user of the internet.
- Best sources of information are RAB meeting mailers, attending RAB meetings, newspaper articles are important but there needs to be more of them with greater frequency, Navy's website, and a really good idea are Marine Corp/Navy-hosted public meetings/open houses where the public puts a face on the Navy and they can see that these are people that are doing their jobs.
- Veterans organizations may be able to provide more information about the base and they would also be audience for project information.
- Site tours, even self-guided ones, could be very informative; it's worth it to pay the Irvine Police Department or Marine Corps/Navy MPs to help with site tours if the demand warrants it.

**13. What specific topics or types of information would you like to receive about the environmental activities at MCAS El Toro?**



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- Suggest that Navy staff attend and make presentations at the RAB Subcommittee meetings
- Information presented and received at the meetings so far is good. Like to see similar type information.
- Like to know what remedial actions are and more about them. For example, with contaminated soil, the community would like to know how many cubic yards and how many trucks would be needed. For example, explain 500 cubic yards in an understandable manner using examples.
- Interested in cleanups and the types of chemicals that are being investigated and cleaned up.
- For remedial actions, want to know hours of operations of cleanup activities.
- Use plain English to present the remedial activities, where they are taking place in a manner that is understandable to the general public.

**14. Have you ever contacted a representative of the regulatory agencies (i.e., U.S. Environmental Protection Agency, Department of Toxic Substances Control, or Regional Water Quality Control Board) regarding the environmental restoration at MCAS El Toro?**

- No, but have talked with them at RAB meetings but not about El Toro.
- No.
- No. but copied the agencies on letters sent to Navy regarding lead-based paint, the California gnatcatcher, and the American flag but he never received a response. Letters presented to the Navy and the City of Irvine on his ideas for an off-road vehicle part at El Toro and use of the runways for a Grand Prix race. The City of Irvine referred him to the County Board of Supervisors and he sent the letters to them as well.
- No. Have had opportunity at RAB meetings to talk with agency representatives and one time after a meeting asked a question of the DTSC representative who provided an answer. (Note: Asked the Navy Co-Chair for a map and provided my name and address but never received it.)

**How satisfied were you with the assistance or information you were given?**

**How responsive were these agencies to your concerns?**

**How could they be more responsive in the future?**

(Note: None of the three questions directly above were answered by any of the interviewees.)

**Are you aware of the regulators' role in the environmental cleanup process?**

- Yes, aware of their role. When regulators started attending RAB Subcommittee meetings the wall between the RAB and public members was broken down.

## Appendix E Community Surveys and Interviews

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- Not really aware of their role.
- Have basic understanding of EPA's role and that EPA and the State set limits on environmental contamination and cleanup levels and that they monitor site cleanup.
- Yes, aware of their role, they are looking out for the public's best interest and have a mandate to do this with the budget provided. Trust that the Navy and the federal and state agencies are watching out for us.

**15. Have you ever visited the Administrative Record File located at the base or the Information Repository located at the Heritage Park Library in Irvine to read and review environmental documents?**

- Yes, visited the Administrative Record File at the base.
- No.
- Yes, gone to Heritage Park Library but not the Administrative Record File.
- Yes, visited the Heritage Park Library in 1996.

**Overall, how would you rate your experience in using the Administrative Record File at MCAS El Toro?**

**a. excellent   b. very good   c. good   d. fair   e. poor**

- Very good.
- N/A for 2 interviewees.

**Overall, how would you rate your experience in using the Information Repository at Heritage Park Library?**

**a. excellent   b. very good   c. good   d. fair   e. poor**

- N/A for 2 interviewees.
- Good, but did not find the meeting minutes I was looking for but found the Proposed plan fact sheet on Site 16. I went a couple of years ago. It was hard to understand what was there and he indicated he did not use the User's Guide. Library staff guided him to the location of the Information Repository at the library.
- Good, but not looking for anything in particular.

**16. Did you find the information you were looking for at the Administrative Record file and/or the Information Repository? Did you have any problems using these facilities? Do you have any suggestions on how to improve these document collections?**

- Took a while to find items but was successful and completed research related to the City of Irvine's Solvent Study.
- As a City of Irvine employee, had to get clearance from the County to go to the base.

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- The facility was fine, no suggestions for improvements.
  - N/A did not visit AR File.
  - Regarding the Information Repository, it was easy to find and easy to use if people want to get information. Cannot expect people to digest all the information, people have a lot of other priorities.
- 17. What do you feel are the best things the Marine Corps/Navy is doing regarding environmental restoration at MCAS El Toro?**
- The Navy is committed and has secured the necessary funding. Their staff is professional and they hire the best consultants.
  - All the testing is done, it's impressive and is probably overkill.
  - The Navy is making an honest effort to clean up the base. Like the idea of natural attenuation.
  - The best thing is that the Navy does not walk away. If other contamination is found they have made a long-term commitment to cleanup the base.
- 18. What do you feel are the best things the Marine Corps/Navy is doing regarding communicating with the public at MCAS El Toro?**
- The Navy is doing a fine job at the RAB meetings.
  - The set-up at public meetings with information displays and the availability of project staff to talk one-to-one with the community and answer their questions.
  - Site tours provide RAB members and others with a visual connection to the reports and technical presentations. Best to conduct them on Saturdays.
  - RAB meetings are very helpful, have learned a lot and find them to be very educational for someone who doesn't have an environmental background.
  - RAB meetings are very well conducted.
  - Best thing are the RAB meeting minutes, but other materials need work and should be developed in plain English and there needs to be more continuity. It is difficult to ask the general public to digest all the disciplines (geology, chemistry, engineering, etc.).
- 19. What areas need improvement?**
- Some meeting presenters could do a better job and use fewer acronyms. Coach presenters better so they can be more communicative. Some presenters do an excellent job and they have markedly improved.
  - Get the word out better about the cleanup program. Identify more people who would be interested in participating, this would provide new energy at RAB meetings.
  - Work with the newspapers to get the positive news about the cleanup program disseminated.

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- Send out brief messages about the status of the cleanup and information on reuse issues.
- RAB mailers are excellent way to communicate and so are the articles in the newspapers
- No complaints, do not see room for improvement.
- Suggest using more of an executive summary approach to communications, take a 30-page report and put it into 2 pages. It is okay to interpret reports as long as the documents are referenced to back it up.
- Use more graphics and easy to understand maps.
- Use photos of sites that have been cleaned up, this goes a long way. Try adopting the USA Today use of color graphics when it is affordable. From a public relations or communications standpoint, recommend using more visuals.
- Go beyond the minimum requirements with public notices/advertisements and add clarification and this puts things in context and may encourage people to participate.
- Communications need more background and context, this will also help educate the press.
- Regarding the press – they have not done a good job of explaining complex and technical projects. They tend to sensationalize and the meeting minutes have provided a balance.
- Seems that cities and those representing cities at RAB meetings are not disseminating information.
- Feeling is that the message is not getting through to the general public. He understands that it takes time to read and understand the issues.
- Early on with the airport issues, pro-airport factions were taking environmental information out of context and using such information to their advantage. This added an extra element.
- Frequency of information is important. Public get-togethers are helpful when well promoted.

### **20. Do you have any other comments or recommendations?**

- The Navy and federal government need to be there if any new contamination is found and be responsive. When long-term monitoring is underway, the Navy and regulatory agencies need to have a responsive point-of-contact.
- At RAB meetings, the Navy should not feel limited to only a couple of presentations, if more are warranted then they should conduct them.
- The Navy should utilize other communication vehicles, such as including information on the cleanup program in County fliers or submitting articles in the County newsletter and inform readers about the RAB meetings and encourage participation.

## Appendix E Community Surveys and Interviews

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- Invite reporters to the RAB meetings and site tours. Work with reporters to get an article published that presents accomplishments of the cleanup program.
- Too many buildings at the base, including housing units, should not be torn down. Boy Scouts and other organizations would like to use the buildings, and the ammo storage bunkers could be used for storage as well.
- The public should be advised that the housing units will get torn down to build houses for millionaires
- Wonder if the public is interested. Only ones that get passionate about this project are those that worry about an aircraft in the area. Certain groups had a deliberate bone to pick to get rid of El Toro
- There is a problem in the turnover of the Navy BRAC Environmental Coordinator, Navy Remedial Project Managers, and regulatory agency Project Managers. Some are excellent while others seem to be just doing their jobs. Some do not go the extra mile or take the extra step. Some seem to be looking for a different job. Need a balance of those that understand policy and technical issues.
- The trust factor is very important.
- The Navy should be able to run a base with minimal pollution. At the landfills, liners are needed, this is mainly a drainage problem.
- If air-stripping does not clean up groundwater, recommended a "swimming pool" technology to collect contamination so it settles.
- Turn part of the base into an off-road vehicle park.
- Provided Navy with updated version of letters previously submitted to the Navy.
- Real challenge is to reach out to the general public if they do not go to RAB and public meetings. Do a little promotion and go beyond public notices that just meet the requirements. Provide information such as easy-to-read maps and have them so they can be downloaded from the Navy's website. Make things more user-friendly for people who cannot get to the meetings.
- As it gets closer to the auction, starting with Parcel No. 4 when it is environmentally ready it is best to inform the public of it's status and the status of the other parcels. Show what it looks like. This is a good story that is interesting to the press, "the price of cleanliness, and it takes time."

**21. Can you suggest other individuals or groups that we could contact for additional input into our community involvement program?**

(Note: None of the interviewees suggested any additional people to contact.)

## **PART II SURVEY RESPONDENTS AND INTERVIEWEES FOR THE COMMUNITY RELATIONS PLAN UPDATE**

### **RAB Members**

Mr. Peter Hersh\*

Mr. Fred J. Meier

### **Interested Citizens**

Mr. Larry Laven\*

Mr. Gerald Mackey\*

Mr. Douglas Brown\*

Mr. Paul Labonte

Ms. Deanna Manning

### **Anonymous**

Five surveys were submitted anonymously.

\* Participated in follow-up interview/discussions with Navy and regulatory agency representatives.

## **APPENDIX F**

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### **CONTACTS FOR TARGETED INVOLVEMENT AND OUTREACH**





## **Appendix F**

# **CONTACTS FOR TARGETED INVOLVEMENT AND OUTREACH**

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### **PART I – ORGANIZATIONS**

MCAS El Toro Restoration Advisory Board  
Mr. Bob Woodings, Community Co-Chair  
(949) 461-3481

Orange County Chamber of Commerce and  
Industry  
Ms. Debbie Bogdanski, Vice President  
(845) 567-6229

League of California Cities, Orange County  
Division  
Ms. Janet Houston, Executive Director  
(714) 972-0077

South Orange County Chambers of  
Commerce  
Ms. Tanya McElhaney, Executive Director  
(949) 635-5800

Leisure World of Laguna Hills  
Ms. Terri Quinlan, Public Information  
Specialist  
(949) 597-4220

League of Women Voters of Orange Coast  
Area  
Ms. Ann Coombs  
(949) 451-2212

Los Amigos of Orange County  
Mr. Amin David  
(714) 758-8090

Airport Working Group  
Mr. Tom Edwards, President  
(949) 224-5504

Irvine Chamber of Commerce  
Mr. Paul Hiller, Vice President Business  
Development  
(949) 660-9112

Saddleback Valley Unified School District  
Barry Blade  
(949) 580-3341

Shepherd of the Hills United Methodist  
Church  
Dr. Osmond Lindo, Senior Pastor  
(949) 837-2941

Orange County Department of Education  
Ms. Ellin Chariton  
(714) 966-4312

## Appendix F Contacts for Targeted Involvement and Outreach

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Appendix F Contacts for Targeted Involvement and Outreach

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## PART II – LOCAL MEDIA RESOURCES

*Los Angeles Times (Orange County Edition)*

Richard Kipling, Editor  
202 W. First Street  
Los Angeles, CA 90012  
(800) 528-4637  
[ocletters@latimes.com](mailto:ocletters@latimes.com)

*Orange County Register*

Ken Brusic, Editor  
625 N. Grand Avenue  
Santa Ana, CA 92701-4347  
(714) 796-7000  
[local@ocregister.com](mailto:local@ocregister.com)

*Orange County Register*

Jeff Rowe, Reporter  
625 N. Grand Avenue  
Santa Ana, CA 92701-4347  
(714) 796-000  
[news@ocregister.com](mailto:news@ocregister.com)

*Irvine World News*

Don Dennis, Editor  
2006 McGaw  
Irvine, CA 92614  
(949) 553-2912  
[irvineworldnews@ocregister.com](mailto:irvineworldnews@ocregister.com)

*The Daily Pilot*

Tony Doderro, Editor  
330 W. Bay Street  
Costa Mesa, CA 92627-2020  
(949) 642-4321  
[tony.doderro@latimes.com](mailto:tony.doderro@latimes.com)

*Azteca News (Spanish language)*

Fernando Velo, Editor  
1615 N. Broadway  
Santa Ana, CA 92706-3908  
(714) 972-9912

*Orange County Business Journal*

Rick Reiff, Executive Editor  
2600 Michelson Drive, Suite 170  
Irvine, CA 92612

(949) 833-8373

[reiff@ocbj.com](mailto:reiff@ocbj.com)

*Orange Coast Magazine*

Tina Borgatta, Editor  
3701 Birch Street, Suite 100  
Newport Beach, CA 92660  
(949) 862-1133  
(949) 862-0133 (Fax)

*Orange County Metro*

Craig Reem, Executive Editor  
1451 Quail Street, Suite 201  
Newport Beach, CA 92660  
(949) 757-1404  
[creem@churmpublishing.com](mailto:creem@churmpublishing.com)

KABC-TV (Channel 7)

Assignment Editor  
Eyewitness News  
500 Circle Seven Drive  
Glendale, CA 91201  
(818) 863-7777  
(818) 863-7080 (Fax)

KNBC-TV (Channel 4)

Assignment Editor  
3000 W. Alameda Avenue  
Burbank, CA 91523  
(818) 840-4444  
(818) 840-3535 (Fax)

KTTV-TV (Channel 11)

Newsroom  
Fox 11 News  
1999 South Bundy Drive  
Los Angeles, CA 90025-5235  
(310) 584-2369  
(310) 584-2024 (Fax)

KCBS-TV (Channel 2)

Assignment Desk  
6121 Sunset Boulevard  
Los Angeles, CA 90028

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Appendix F Contacts for Targeted Involvement and Outreach

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(323) 460-3316  
(323) 460-3733 (Fax)  
KCAL-TV (Channel 9)  
Assignment Editor  
6121 Sunset Blvd.  
Los Angeles, CA 90028  
(323) 467-9999  
(323) 469-4979 (Fax)  
KCOP UPN (Channel 13)  
Assignment Desk  
1999 South Bundy Drive

Los Angeles, CA 90025  
(310) 584-2000  
newsdirector@upn.com  
KMEX Univision (Channel 34)  
(Spanish Language)  
Assignment Desk  
5999 Center Drive  
Los Angeles, CA 90045-0073  
(310) 216-3434

## **PART III – ELECTED OFFICIALS**

### **Federal**

The Honorable Barbara Boxer  
U.S. Senator  
312 N. Spring Street, Suite 1748  
Los Angeles, CA 90012  
(213) 894-5000

The Honorable Dianne Feinstein  
U.S. Senator  
11111 Santa Monica Blvd., Suite 915  
Los Angeles, CA 90025  
(310) 914-7300

The Honorable Dana Rohrabacher  
U.S. Representative (R-46)  
101 Main Street, Suite 380  
Huntington Beach, CA 92648  
(714) 960-6483

The Honorable Loretta Sanchez  
U.S. Representative (R-47)  
12397 Lewis Street, Suite 101  
Garden Grove, CA 92840  
(714) 621-0102

The Honorable Christopher Cox  
U.S. Representative (R-48)  
One Newport Place, Suite 1010  
Newport Beach, CA 92660  
(949) 756-2244

### **State**

The Honorable Dick Ackerman  
State Senator (R-33)  
17821 East 17th Street, Suite 180  
Tustin, CA 92780  
(714) 573-1853

The Honorable Joseph Dunn  
State Senator (R-34)  
12397 Lewis Street, Suite 103  
Garden Grove, CA 92840  
(714) 705-1580

The Honorable John Campbell  
State Senator (R-35)  
950 South Coast Drive, Suite 240  
Costa Mesa, CA 92626  
(714) 957-4555

**Appendix F Contacts for Targeted Involvement and Outreach**

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**State (continued)**

The Honorable Tom Umberg  
State Assembly Member (R-69)  
2323 North Broadway, Suite 225  
Santa Ana, CA 92706  
(714) 285-0355

The Honorable Chuck DeVore  
State Assembly Member (R-70)  
3 Park Plaza, Suite 275  
Irvine, CA 92614  
(714) 863-7070

The Honorable Todd Spitzer  
State Assembly Member (R-71)  
1940 N. Tustin Street, Suite 102  
Orange, CA 92865  
(714) 998-0980

**County**

The Honorable Thomas W. Wilson  
Board Chairman  
Orange County Supervisor, Fifth District  
10 Civic Center Plaza  
Santa Ana, CA 92701  
(714) 834-3550

The Honorable Bill Campbell  
Orange County Supervisor, Third District  
10 Civic Center Plaza  
Santa Ana, CA 92701  
(714) 834-3330

The Honorable James Silva  
Vice Chairman  
Orange County Supervisor, Second District  
10 Civic Center Plaza  
Santa Ana, CA 92701  
(714) 834-3220

The Honorable Lou Correa  
Orange County Supervisor, First District  
10 Civic Center Plaza  
Santa Ana, CA 92701  
(714) 834-3110

The Honorable Chris Norby  
Orange County Supervisor, Fourth District  
10 Civic Center Plaza  
Santa Ana, CA 92701  
(714) 834-3440

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Appendix F Contacts for Targeted Involvement and Outreach

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**City**

Mr. Peter Herzog  
Mayor, City of Lake Forest  
25550 Commerce Centre Drive  
Lake Forest, CA 92630  
(949) 461-3420

Mr. Larry Agran  
Mayor, City of Irvine  
One Civic Center Plaza  
Irvine, CA 92713  
(949) 724-6000

Mr. Joel Lautenschleger  
Mayor, City of Laguna Hills  
25201 Paseo de Alicia, Suite 150  
Laguna Hills, CA 92653  
(949) 707-2600

Mr. Robert "Bob" Ring  
Mayor, City of Laguna Woods  
Laguna Woods City Hall  
24264 El Toro Road  
Laguna Woods, CA 92701  
(949) 639-0500

Mr. Karl P. Warkomski  
Mayor, City of Aliso Viejo  
12 Journey, Suite 100  
Aliso Viejo, CA 92656-5335  
(949) 425-2500

## **APPENDIX G**

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### **MISSION STATEMENT FOR THE MCAS EL TORO RAB**





**MARINE CORPS AIR STATION EL TORO**  
**Installation Restoration Program**  
**Restoration Advisory Board Mission Statement and Operating Procedures**

**This "Marine Corps Air Station (MCAS) El Toro, Installation Restoration Program, Restoration Advisory Board (RAB), Mission Statement and Operating Procedures," replaces the Revised Version dated January 31, 1996. This revised document contains a new section on the RAB Subcommittee, which replaces the old section. The new section is based on modifications made and approved by a majority vote of the RAB members present at the April 21, 1999 RAB meeting with further refinements made at the May 26, 1999 RAB meeting. Modifications incorporated resulted in revising the subcommittee structure so there is now only one RAB subcommittee. (Note: the original Mission Statement document was dated and signed on February 28, 1995.)**

The Restoration Advisory Board (RAB) mission statement and operating procedures, herein referred to as "the mission statement and operating procedures," is entered into by the following parties; U. S. Marine Corps (USMC); U. S. Environmental Protection Agency (USEPA), Region 9; California Department of Toxic Substances Control (DTSC), Region 4; and the RAB. Marine Corps Air Station (MCAS) El Toro has developed a Community Relations Plan (CRP) which outlines the community involvement program. The RAB supplements the community involvement effort. A copy of the CPP is available at the information repository located at the Heritage Park Regional Library, 14361 Yale Avenue, Irvine, CA 92714.

**I. Mission Statement of the RAB**

a. The mission of the RAB is to promote community awareness and obtain timely constructive community review and comment on proposed environmental restoration actions to accelerate the cleanup and property transfer of MCAS El Toro. The RAB serves as a forum for the presentation of comments and recommendations to USMC, Remedial Project Managers (RPMS) of USEPA, and DTSC.

**II. Basis and Authority for this Mission Statement and Operating Procedures**

a. This mission statement and these operating procedures are consistent with the Department of Defense (DoD), USEPA Restoration Advisory Board Implementation Guidelines of September 27, 1994, and the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980, as amended by the Superfund Amendment and Reauthorization Act (SARA) of 1986, particularly Sections 120(a), 120(f), 121(f), and 10 U.S.C. 2705, enacted by Section 211 of SARA, and September 9, 1993, DoD policy letter entitled, "Fast Track Cleanup at Closing Installations."

### **III. Operating Procedures**

#### **A. Membership**

1. All RAB members must reside in or serve communities within Orange County.
2. Members shall serve without compensation. All expenses incidental to travel and review inputs shall be borne by the respective members or their organization.
3. If a member fails to attend two consecutive meetings without contacting the RAB, or at least one of the RAB co-chairs, or fulfill member responsibilities including involvement in a subcommittee, the RAB co-chairs may ask the member to resign.
4. Members unable to continue to fully participate shall submit their resignation in writing to either of the RAB co-chairs.
5. Total membership in the RAB shall not exceed 50 members.
6. Applications for RAB membership vacancies shall take place as such vacancies occur. Applications will be reviewed and approved by the Base Realignment and Closure (BRAC), Environmental Coordinator (BEC), USEPA, and DTSC along with consultation with the RAB community co-chair. Candidates will be notified of their selection in a timely manner.
7. Each RAB community member is considered equal whatever their position in the community, and has equal rights and responsibilities.

#### **RAB Membership Responsibilities**

- a. Actively participate in a subcommittee and review, evaluate, and comment on technical documents and other material related to installation cleanup, all assigned tasks are to be completed within the designated deadline date.
- b. Attend all RAB meetings.
- c. Report to organized groups to which they may belong or represent, and to serve as a mediator for information to and from the community.
- d. Serve in a voluntary capacity.

#### **B. RAB Structure**

1. The RAB shall be co-chaired by the MCAS El Toro BEC, and a community co-chair member. The BEC shall preside over the orderly administration of membership business.
2. A community co-chair will be selected by a majority vote of the RAB community members in attendance. Elected officials and government agency staff members of any legally

constituted MCAS El Toro reuse groups are excluded from holding the community co-chair position. The community co-chair will be selected annually on the anniversary of the effective date of the agreement.

### **Community Co-Chair Responsibilities**

- a. Assure those community issues and concerns related to the environmental restoration/cleanup program are brought to the table.
  - b. Assist the USMC in assuring that technical information is communicated in understandable terms.
  - c. Coordinate with the BEC to prepare and distribute an agenda prior to each RAB meeting, and for the review and distribution of meeting minutes.
  - d. Assist subcommittees in coordinating and establishing meeting times/locations.
  - e. The community co-chair may be replaced by a majority vote of the RAB community members present at the meeting in which a vote is undertaken.
3. The RAB shall meet quarterly. More frequent meetings may be held if deemed necessary by the RAB co-chairs. The BEC will facilitate in the arrangement of the meetings and notify members of the time and location.
4. Agenda items will be compiled by the RAB co-chairs. Suggested topics should be given to the BEC or community co-chair no later than two (2) weeks prior to the meeting. The BEC shall be responsible for providing written notification to all RAB members of the upcoming agenda and supporting documents, at least two (2) weeks prior to the date, time, and place of scheduled RAB meeting.
5. The BEC shall be responsible for recording and distribution of meeting minutes. Also, the BEC shall collect a written list of attendees at each meeting, which will be incorporated into the meeting minutes. For quarterly meetings, the minutes will be distributed 30 days prior to the following meeting. For more frequent meetings, the minutes will be distributed as soon as possible.
6. A copy of the RAB meeting minutes will be sent to all RAB members. Supporting documents will be available for public review in the information repository and other repositories as identified.
7. RAB members will be asked to review and comment on various environmental restoration documents. Written comments may be submitted individually by a member, or by the RAB as a whole. Written comments will be submitted to the community co-chair on the subject documents within the schedule as provided for regulatory agency comments. The community co-chair will consolidate comments from RAB members and provide all comments received to the BEC. The BEC will ensure that a written response is provided to the RAB in a timely manner.

## **RAB Subcommittee**

**8.** On April 21, 1999, the RAB concurred that only one subcommittee is necessary to provide a concentrated focus on environmental cleanup issues. Therefore, the existing relevant subcommittees envisioned in the original "Mission Statement and Operating Procedures" dated February 28, 1995, have been dissolved, and incorporated into one subcommittee.

**a.** Membership on the subcommittee will be comprised of volunteers from the RAB, or may be selected by the BEC and the community co-chair.

**b.** The regular bimonthly RAB subcommittee meeting will continue to be scheduled for the last Wednesday of the month alternating with the regular meeting of the full RAB held at Irvine City Hall, Conference and Training Center, Irvine, California.

**c.** The subcommittee will set their own agendas and meetings and will be open to the public. The subcommittee chair will notify the BEC and community co-chair of all meeting times and places including additional subcommittee meetings other than the regularly scheduled bimonthly subcommittee meeting.

**d.** The subcommittee will elect a chair. The subcommittee membership may dismiss a subcommittee chair by a majority vote. Subcommittee chair removal is determined at the meeting where removal is addressed by majority vote of the RAB members present.

**e.** Membership on the subcommittee will include the RAB community co-chair.

**f.** Subcommittee status will be reviewed annually, in May, to determine if changes are needed or the continued existence is required.

**g.** The RAB subcommittee may establish ad hoc subcommittees for specific issues and purposes that would focus efforts on a short-term basis.

**h.** The subcommittee may request the participation, involvement, and advice of regulatory agency members.

**9.** MCAS El Toro has established an information repository for public documents relating to restoration activities at MCAS El Toro. The repository is located at the Heritage Park Regional Library, 14361 Yale Avenue, Irvine, CA 92714. RAB members, as well as the general public, are authorized access to any documents, studies or information, which have been placed in the repository or distributed at RAB meetings. The community co-chair will be provided one (1) copy of all draft documents. The subcommittee will be provided up to seven (7) copies of draft documents.

**IV. Effective Date and Amendments**

a. The effective date of this mission statement and operating procedures shall be the date that the last signatory signs this mission statement and operating procedures.

b. This mission statement and operating procedures may be amended by a majority vote of the RAB members present. Amendments must be consistent with the MCAS El Toro Federal Facility Agreement (FFA), and the statutes stated in Part II of the mission statement and operating procedures, (Basis and Authority for this Mission Statement and Operating Procedures).

**V. Terms and Conditions**

a. The terms and conditions of this RAB mission statement and operating procedures, and DONs endorsement thereof, shall not be construed to create any legally enforceable rights, claims or remedies against DON or commitments or obligations on the part of DON, and shall be construed in a manner that is consistent with CERCLA, 10 U.S.C. Section 2705, and 40 CFR Part 300.

**VI. Termination**

a. This mission statement and operating procedures will be terminated upon completion of requirements as stated in the FFA. However, after implementation of the final remedial design, it may be terminated earlier upon a majority vote of the RAB membership.

**VII. Signatories to the Membership Mission Statement and Operating Procedures**

IN WITNESS WHEREOF, we have set our hand this \_\_\_\_\_ day of \_\_\_\_\_ 1995.

\_\_\_\_\_  
MCAS El Toro BRAC Environmental Coordinator

\_\_\_\_\_  
RAB Community Co-Chair

\_\_\_\_\_  
U. S. Environmental Protection Agency RPM

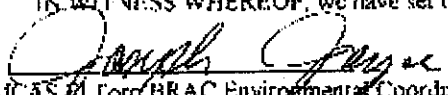
\_\_\_\_\_  
California Department of Toxic Substances Control RPM

The original "Mission Statement and Operating Procedures," dated February 28, 1995, is on file at Marine Corps Air Station (MCAS) El Toro, Environment and Safety. It was signed by Mr. Joseph Joyce, Base Realignment and Closure (BRAC), Environmental Coordinator (BEC), Ms. Marcia Rudolph, Restoration Advisory Board (RAB), Community Co-chair, Ms. Bonnie Arthur, Environmental Protection Agency (EPA), Remedial Project Manager, and Mr. Juan Jimenez, Department of Toxic Substances Control (DTSC), Remedial Project Manager.

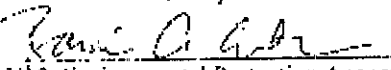
Shown below is an excerpt from the original "Mission Statement and Operating Procedures," dated February 28, 1995 with signatures of the above-mentioned individuals.

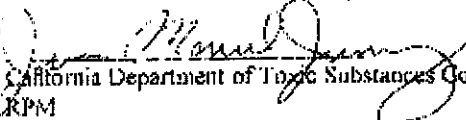
VII. Signatories to the Membership Mission Statement and Operating Procedures

IN WITNESS WHEREOF, we have set our hand this 28<sup>th</sup> day of FEBRUARY 1995

  
MCAS El Toro BRAC Environmental Coordinator

  
RAB Community Co-Chair

  
U.S. Environmental Protection Agency RPM

  
California Department of Toxic Substances Control  
RPM

## **APPENDIX H**

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### **CURRENT RESTORATION ADVISORY BOARD MEETING SCHEDULE**





# MCAS El Toro – Meeting Schedule

## Full RAB and RAB Subcommittee Meetings

### Installation Restoration Program

### August 2005

**RAB Meetings:** The Conference and Training Center (CTC) at Irvine City Hall is reserved for RAB meetings (full RAB) on the last Wednesday of the month, dates are listed below.

Currently RAB meetings are held bimonthly, however, the RAB may switch to quarterly meetings in late 2005 or in January 2006. The RAB wants to have the flexibility to hold more than quarterly meetings if the need arises. All meeting dates listed have confirmed reservations. If the RAB switches to quarterly meetings in 2006 and elects to follow a January, April, July, and October format, additional meeting dates would need to be established. Requests for any meetings after July 2006 for use of the CTC would be submitted to the City of Irvine in April 2006.

**RAB Subcommittee Meetings:** Subcommittee meetings are held on the same day as the full RAB meeting from 5 to 6:30 p.m. in Room L-104, adjacent to the City Council Chambers.

**Public Meetings:** The only public meeting scheduled at this time is set for Wednesday, October 26, 2005 (see table below).

<b>RAB and Subcommittee Meeting Dates</b>	<b>RAB Meeting Room</b>	<b>Subcommittee Meeting Room</b>
Wednesday, September 28, 2005	CTC	Room L-104
Wednesday, October 26, 2005*	CTC	Room L-104
Wednesday, November 30, 2005	CTC	Room L-104
Wednesday, January 25, 2006	CTC	Room L-104
Wednesday, March 29, 2005	CTC	Room L-104
Wednesday, May 31, 2005	CTC	Room L-104
Wednesday, July 26, 2006	CTC	Room L-104

\* Reserved for Proposed Plan public meeting.



## **APPENDIX I**

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### **DTSC MANDATORY MAILING LIST**



Appendix I – DTSC Mailing List

**Appendix I**

**DTSC MANDATORY MAILING LIST**

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Greenpeace  
75 Arkansas Street, Suite I  
San Francisco, CA 94107-2434

Environmental California  
1107 9<sup>th</sup> Street, #601  
Sacramento, CA 95814-3611

Ms. Liz Allen  
Sierra Club  
394 Blaisdell  
Claremont, CA 91711

Mr. Bradley Angel  
Green Action  
One Hallidie Plaza, Suite 760  
San Francisco, CA 94102

Mr. Steve Armann  
U.S. EPA, Region 9  
75 Hawthorne Street  
San Francisco, CA 94105-3901

Ms. Mona Arteaga  
Public Participation Supervisor  
DTSC, Region 4  
5796 Corporate Avenue  
Cypress, CA 90630

Mr. Tim Chauvel  
Cal-EPA DTSC  
Public Participation Specialist  
5796 Corporate Avenue  
Cypress, CA 90630

Mr. Jose Kou, Permitting Chief  
Dept. of Toxic Substances Control  
Region 3  
1011 N. Grandview Avenue  
Glendale, CA 91201

Mr. Joe Lyou, Executive Director  
California Environmental Rights Alliance  
P.O. Box 116  
El Segundo, CA 90245-0116  
Mr. Bill Magavern  
Sierra Club  
1414 K Street, Suite 500  
Sacramento, CA 95814

Mr. Jim Marxen, Chief  
Dept. of Toxic Substances Control  
Public Participation and Education  
P.O. Box 806  
Sacramento, CA 95812-0806

Mr. Guenther Moskat  
Office of Legal Counsel/Planning  
Analysis Env. Assessment  
P.O. Box 806  
Sacramento, CA 95812-0806

Mr. Carlos Porras  
Communities for a Better Environment  
1611 Telegraph Avenue, Suite 450  
Oakland, CA 94612

Mr. John Scandura, Chief  
Dept. of Toxic Substances Control  
Office of Military Facilities  
5796 Corporate Avenue  
Cypress, CA 90630

Appendix I – DTSC Mailing List

School Property Eval & Cleanup Div.  
DTSC, Region 4  
5796 Corporate Avenue  
Cypress, CA 90630

Ms. Gloria Conti  
Duty Officer, DTSC Region 4  
5796 Corporate Avenue  
Cypress, CA 90630

Ms. Ann Coombs  
League of Women Voters  
65 Avalon Drive  
Los Altos, CA 94022

Ms. Gwendolyn Eng  
Regional Representative  
U.S. EPA Region IX  
75 Hawthorne Street, HHS-1  
San Francisco, CA 94105

Ms. Sharon Fair, Branch Chief  
School Property Eval. and  
Cleanup Division, DTSC Region 3  
1011 N. Grandview Avenue  
Glendale, CA 91201

Ms. Jeanne Garcia  
Public Information Officer, DTSC  
1101 N. Grandview Avenue  
Glendale, CA 91201

Ms. Randi Jorgensen  
Public Participation Supervisor, DTSC  
1011 N. Grandview Avenue  
Glendale, CA 91201

Ms. Jody Sparks  
Toxics Assessment Group  
P.O. Box 186  
Stewart Point, CA 95480

Ms. Diane Takvorian  
Environmental Health Coalition  
1717 Kettner Blvd., Suite 100  
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